

77 Forest Road,  
Huddersfield HD5 8EU

PCM  
£900 PCM



AVAILABLE IMMEDIATELY, UNFURNISHED, PET  
CONSIDERED, NO SMOKERS, BOND £1035, ENERGY  
RATING C, COUNCIL TAX BAND B

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY**

You enter the property through a part glazed uPVC door into this welcoming hallway, which has plenty of space to remove coats and shoes. Stairs ascend to the first floor landing and a door leads through to the lounge.

### **LOUNGE 11'2 apx x 15'0 apx**

This fantastic lounge offers ample space for free standing living room furniture, has a front facing window with street view and doors lead to the dining kitchen and entrance hall.



### **DINING KITCHEN 14'9 apx x 8'10 apx**

Positioned across the rear of the property, this lovely dining kitchen is fitted with pale grey gloss wall and base units, roll top work surfaces, stainless steel sink and drainer with mixer tap over and tiled splash backs. There is an electric fan oven with four ring gas hob and extractor fan over, space and plumbing for a washing machine and plenty of space to house a free standing fridge freezer. To one end of the room there is space to place a good sized dining table and chairs and two rear facing windows provide spectacular views over neighbouring countryside. Doors lead to the lounge and stone steps descend to the garage.





### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing, which has doors leading to the three bedrooms and house bathroom.

### **BEDROOM ONE 14'0 apx x 8'5 apx**

This light and airy double bedroom is positioned to the front of the property and has ample space for bedroom furniture. There is a front facing window and a door leads onto the landing.



### **BEDROOM TWO 9'11 apx x 8'6 apx**

Another good sized double bedroom with superb far reaching countryside views from it's rear facing window. There is plenty of space for bedroom furniture and a door leads onto the landing.





### **BEDROOM THREE 9'4 apx x 5'10 apx**

Positioned to the front of the property, this charming single bedroom would also make a great dressing room, child's room or home office. There is a useful storage cupboard with hanging rail, a loft hatch providing access into the loft, a front facing window and a door which leads onto the landing.



### **BATHROOM 5'11 apx x 5'10 apx**

Fitted with a white three piece suite including bath, pedestal hand wash basin and low level W.C. There are modern tiles around the bath, a rear facing obscure glazed window and a door leads onto the landing.





## REAR

To the rear of the property there is a further space to park, or simply sit out in the sun and enjoy the stunning views.

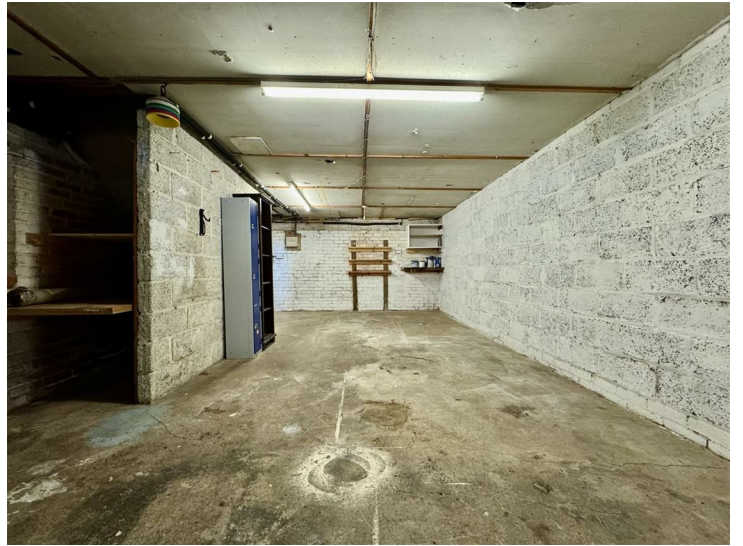


## GARAGE

Accessed via the rear of the property, this superb garage has an up and over door, power and light and stone steps ascending to the breakfast kitchen.

Garage size - 23ft 11 x 14ft 5 max.





## EXTERNAL FRONT

To the front of the property there is a driveway which provides off road parking and a pretty flowerbed border to one side. A step leads up to the front door and a shared driveway leads down the side of the property to the rear.



## VIEW





## **LETTINGS INFORMATION**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view. Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties. As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing. We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application. We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **MORTGAGES**

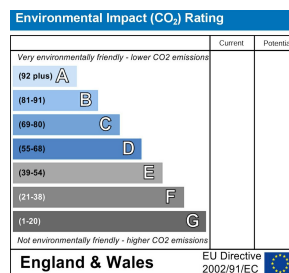
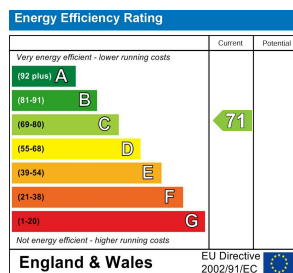
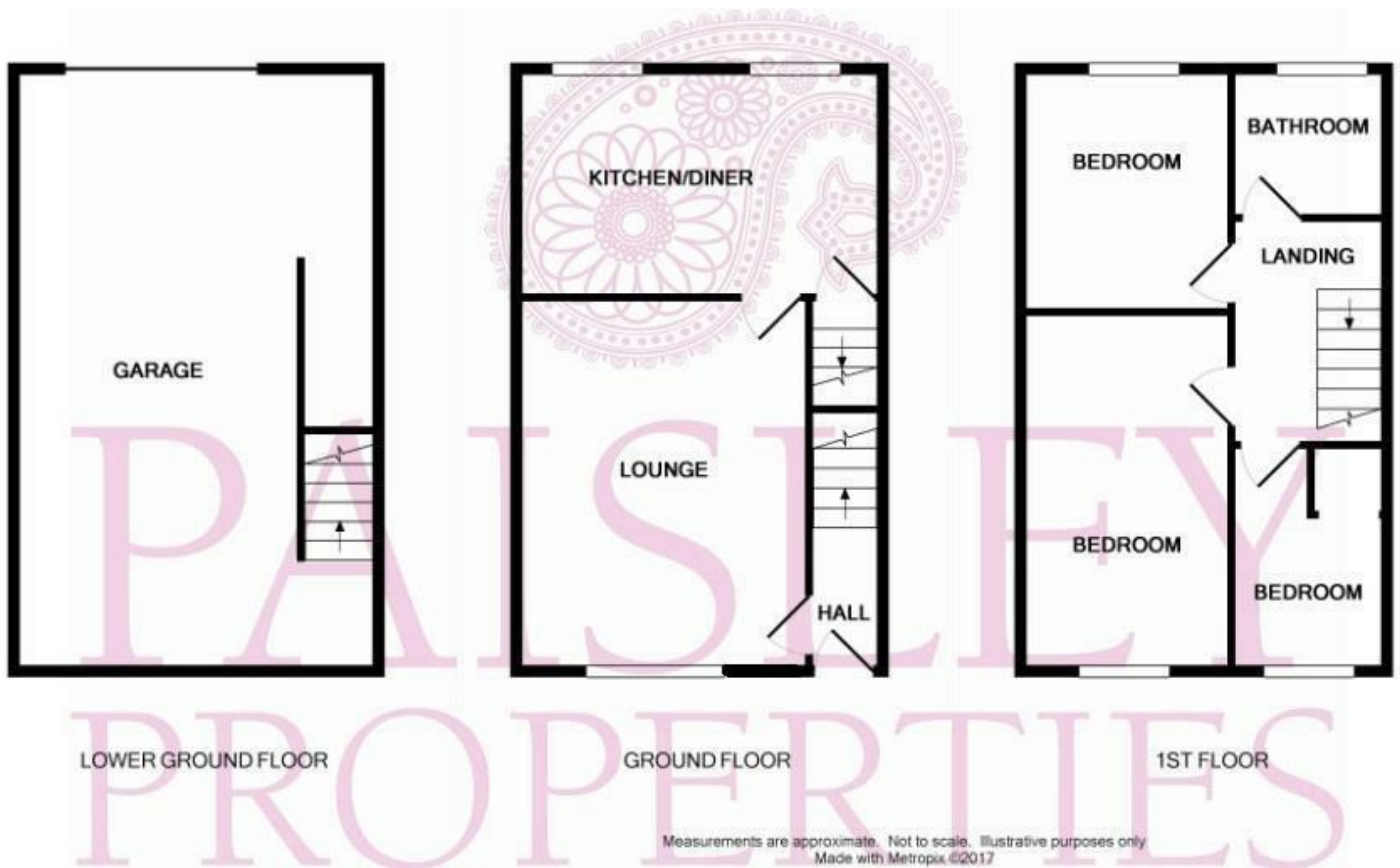
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare



in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*





[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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