

37 Orchard Terrace,
Newsome HD4 6DB

PCM
£795 PCM



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PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door into this welcoming entrance hallway. A door leads to the lounge and a staircase with characterful arch and a timber balustrade ascends to the first floor landing.



LOUNGE 16'1" x 13'6" max

This good size and dual aspect reception room is neutrally decorated with an inset fireplace, ample space for freestanding living room furniture and laminate flooring flows underfoot. A door leads through to the entrance hallway and to the kitchen staircase.



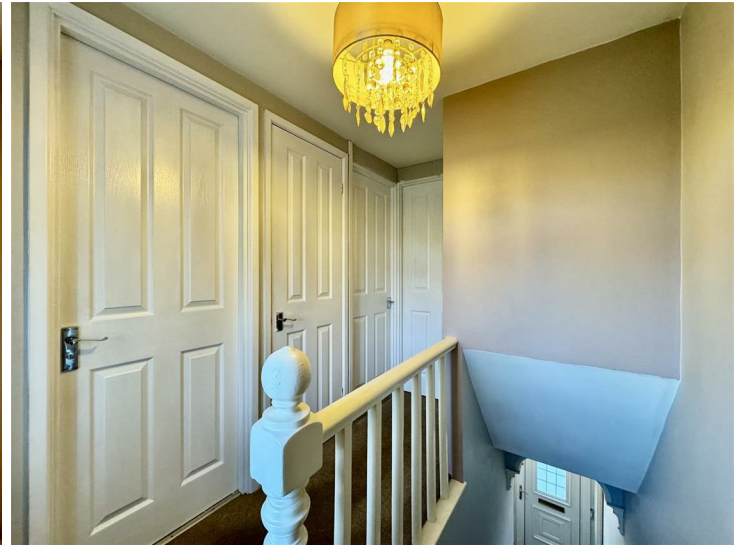
DINING KITCHEN 15'6" x 15'6" max

Located on the lower ground floor is this recently fitted kitchen which has pale grey wall and base units, timber work surfaces with matching upstands and a stainless steel sink and drainer with mixer tap over. The kitchen benefits from a four ring electric hob, electric oven, space for a fridge and plumbing for a washing machine. There is a fantastic central island which provides space for informal dining, a handy understairs store cupboard, two windows, attractive vinyl flooring underfoot, spotlights to the ceiling and an external door opens out to the rear patio.



FIRST FLOOR LANDING

Stairs ascend to the first floor landing with a rear facing window allowing pleasant views and doors lead through to two bedrooms, the house bathroom and a staircase gives access to the attic room.



BEDROOM ONE 11'3" x 9'9" max

Positioned at the front of the property, this double bedroom has fitted sliding wardrobes and cabinetry, a window gives courtyard views and a door leads to the landing.



BEDROOM TWO 6'7" x 6'5" max

Located at the front of the property is this bright single bedroom with bulk head wardrobe, space for freestanding furniture and a door leads to the landing.



BATHROOM 10'8" x 5'6" max

This modern bathroom is fitted with a white three piece suite including a bath with shower over and bi fold glass screen, pedestal hand wash basin and a low level W.C. This house bathroom is well presented with attractive wall tiles, complimentary tile flooring underfoot, a chrome towel radiator and spotlighting to the ceiling. There is a large rear facing obscure glazed window and a door which leads to the landing.



ATTIC ROOM 14'10" x 8'9" max (into eaves)

Tucked into the eaves, this versatile room could be used as a home office, hobby room or an occasional bedroom and has wonderful far reaching views from its velux window.



EXTERNAL FRONT AND PARKING

Double wrought iron gates open to the raised patio driveway which provides parking for one vehicle or could be used as entertaining space with room for garden furniture if desired.



REAR PATIO

This lovely enclosed patio area allows space for a bistro set and for pots/planters.



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. *

Floor plan of the first floor. The plan shows a large rectangular area labeled "LOUNGE". To the left of the lounge is a staircase with a "DOWN" arrow pointing downwards and an "UP" arrow pointing upwards. The staircase is located between two doorways. The top of the plan shows a series of horizontal lines representing a wall or boundary. The bottom of the plan shows a series of horizontal lines representing a wall or boundary. The right side of the plan shows a series of horizontal lines representing a wall or boundary. The left side of the plan shows a series of horizontal lines representing a wall or boundary.

The floor plan shows a central staircase with an 'UP' arrow pointing right and a 'DOWN' arrow pointing down. To the top right is a 'BATHROOM'. To the bottom right is 'BEDROOM 1'. To the bottom left is 'BEDROOM 2'. The plan includes door swings and a decorative pink circular pattern in the bottom left corner.

LOFT ROOM

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

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