

89 Westgate,
Almondbury HD5 8XQ

PCM
£575 PCM



AVAILABLE MID-JUNE, UNFURNISHED, NO PETS, NO
SMOKERS, BOND £660, EPC D, COUNCIL TAX BAND A

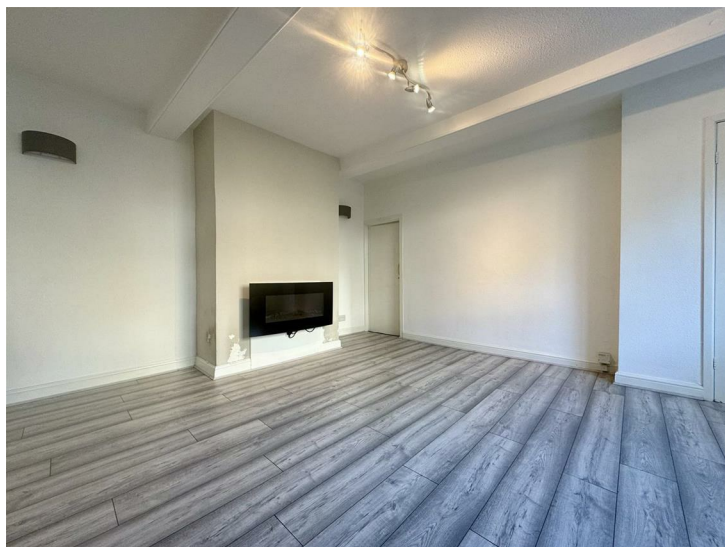
PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a partially glazed door in to a welcoming entrance hallway where there is space to remove coats and shoes. Stairs ascend to the first floor landing and a door leads through to the living kitchen.

LIVING KITCHEN 15'0" x 14'6" max

This open plan living kitchen is beautifully finished with grey wood affect laminate throughout. Feature beams add a touch of character and a wall mounted electric fire sits on the chimney breast. There is an abundance of space for free standing furniture and front facing dual aspect windows fill the room with light. The kitchen area is positioned to one corner and is fitted with grey wall and base units, light wood effect roll top work surfaces, sink with drainer and mixer tap over and decorative tile splashbacks. Integral appliances include electric cooker, four ring hob, fridge and washing machine.



CELLAR 9'1" x 6'11" max

This useful cellar is positioned off the lounge and offers storage for household items.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has doors to the bedroom and bathroom.

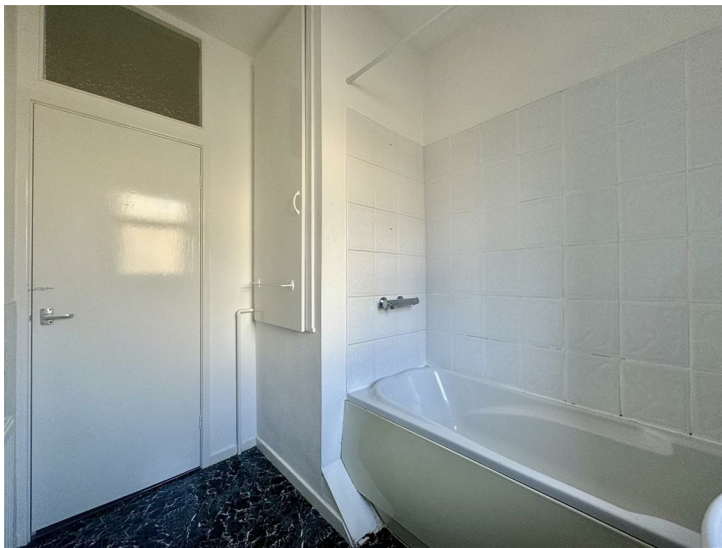
BEDROOM ONE 10'11" x 14'11" max

This generous sized bedroom has an abundance of space for free standing furniture. The room benefits from original character features including exposed beams and a ceiling rose to the light pendant,. There is a front elevation window, loft access via a hatch, neutral tones to the walls and a door leads through to the landing.



BATHROOM 8'5" x 6'4" max

The bathroom is fitted with a white three piece suite including bath with over head shower, low level W.C and pedestal hand wash basin. There are white tiles to the walls, a front obscure glazed window and decorative vinyl to the floor. A useful cupboard sits on the bulk head and provides excellent storage and a door leads through to the landing.



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. *

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).



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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