

3 Greenhill Bank Road,  
New Mill HD9 1LU

PCM  
£700 PCM



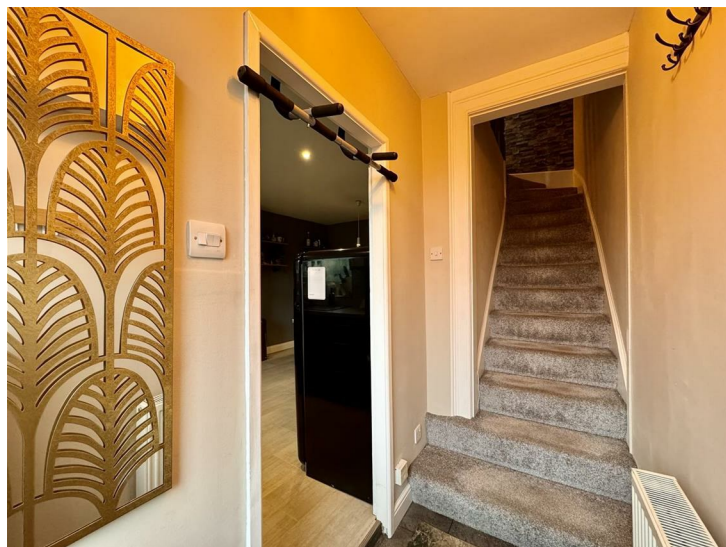
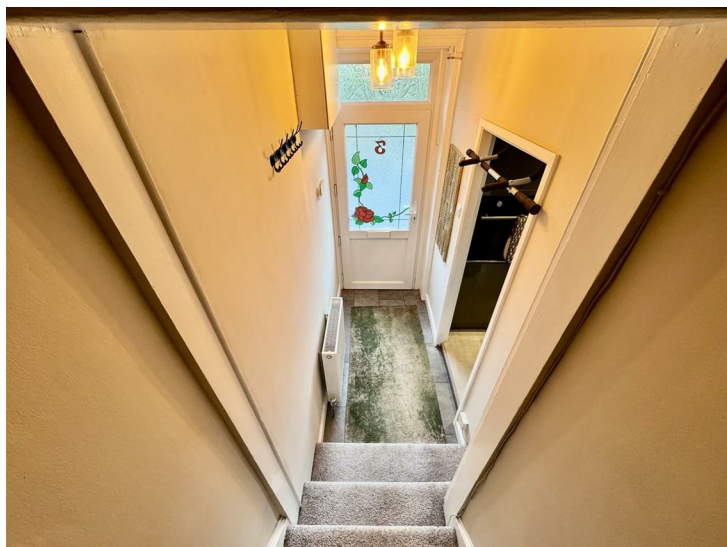
AVAILABLE FROM AUGUST, UNFURNISHED. NO PETS. NO  
SMOKERS, BOND £805, ENERGY RATING D, COUNCIL TAX  
BAND A

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through a part glazed upvc door into this welcoming entrance hall which has tile flooring underfoot and space to remove outdoor. A staircase ascends to the first floor landing and a door leads through to the dining kitchen.



## DINING KITCHEN 16'2" x 11'3" max

This stylish dining kitchen has a range of dark grey gloss wall and base units, contrasting work surfaces with metro tile splashbacks and a composite sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring electric hob with extractor fan over. There is space for a fridge freezer and plumbing for a washing machine. To the rear of the kitchen is space for a dining table and chairs. An inset fireplace with stone hearth and a timber mantle gives a lovely focal point to the room. Spotlights to the ceiling and vinyl tile tile flooring completes the look. A window overlooks the street scene outside and doors open to the cellar head and back through to the entrance hall.







### **CELLAR 14'5" x 8'8" max**

Steps descend to a wood panelled cellar which has room to store household items and for extra fridge, freezer or tumble dryer space.



### **FIRST FLOOR LANDING**

A staircase ascends from the entrance hall to the first floor landing and doors lead to the lounge and the house bathroom.





### LOUNGE 15'4" x 10'5" max

This beautifully presented reception room is light and airy courtesy of the two front facing windows which gives a view over the street scene below and pleasant countryside views beyond. There is plenty of room for free standing living room furniture and an open timber staircase ascends to the bedroom. A door opens to the first floor landing.





### **BEDROOM 14'8" x 12'2" max**

Nestled in the eaves is this good size double bedroom with a velux window. The room has space for freestanding bedroom furniture and under eaves storage. A staircase descends to the lounge.



### **BATHROOM 8'3" x 6'11" max**

The bathroom is fitted with a three-piece suite, including a bath with shower over and bi fold glass screen, pedestal hand wash basin and a low level W.C. The room has a fitted storage cupboard ideal for toiletries and is partially tiled with laminate flooring underfoot. A rear obscure window allows light to flow through and a door leads to the landing.



### **EXTERNAL**

Stone steps with a wrought iron balustrade ascend to the front door. There is space for the bins and pots/planters if desired

\*Please note\* There is no garden at this property and it is on street parking.

## **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 will 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). If pets are allowed in the property then an increased deposit may be required.

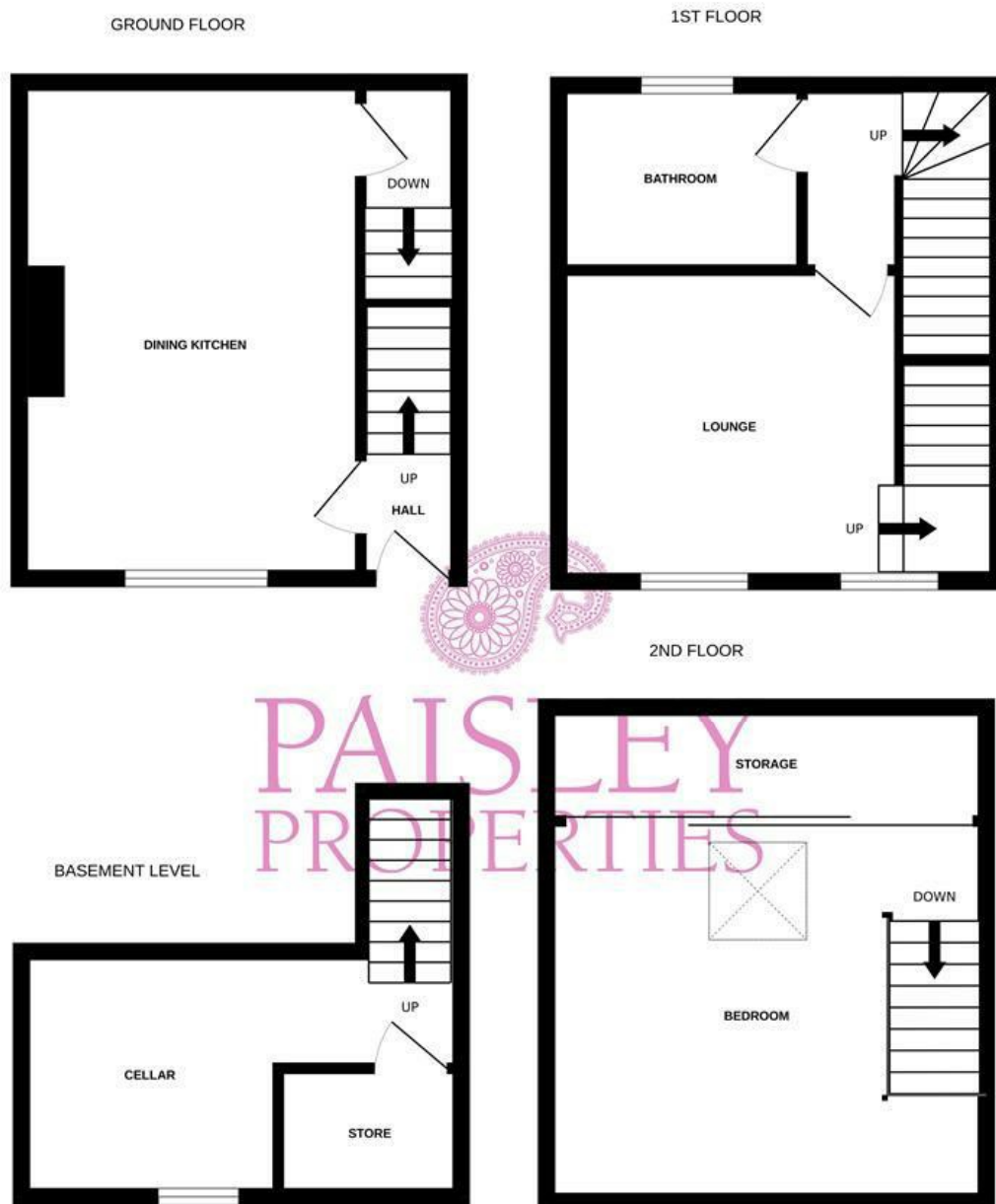
## **PAISLEY**

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. \*



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

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