

10 Inner Hey,  
Marsden HD7 6EL

PCM  
£875 PCM



AVAILABLE AUGUST, UNFURNISHED, NO PETS, NO  
SMOKERS. BOND £1005. ENERGY RATING E, COUNCIL TAX  
BAND A

PAISLEY  
PROPERTIES

### **ENTRANCE VESTIBULE 6'4" max x 2'7" max**

You enter the property through a part glazed timber door into the hallway which has plenty of storage for coats and shoes.



### **HALLWAY 17'5" max x 7'6" max**

This impressive and spacious hallway has plenty of storage including a built in coat cupboard and under stairs storage space. Doors lead to the kitchen, living dining room, bathroom, office space / third bedroom and stairs ascend to the first floor landing.





### **KITCHEN 10'2" max x 9'10" max**

This bright and airy kitchen is fitted with a range of white wall and base units, roll top work surfaces and a sink and drainer with mixer tap over. There is an integrated fridge and freezer, a freestanding electric cooker with four ring electric hob and vinyl wood effect flooring completes the room. Doors lead to the hallway.



### **LOUNGE 14'4" max x 12'8" max**

This spectacular living room really is the heart of the home and is bursting with natural light courtesy of the large window. The room is neutrally decorated and has roman pillar features along with ample space for furniture.



### **DINING ROOM 9'0" max x 8'11" max**

Positioned off the lounge, this brilliant dining room is neutrally decorated and has plenty of space for dining room furniture. The window lets in plenty of daylight creating a bright and happy surrounding.



### **HOME OFFICE 10'6" max x 12'8" max**

Located on the ground floor, this versatile space could lend itself to a variety of uses including a home office or hobby room. There is carpeted flooring, a large window and a door leads to the hallway.



### **HOUSE BATHROOM 9'7" max x 7'0" max**

Fitted with a modern three piece white suite including a glass double shower cubicle, low level W.C and fitted vanity unit with hand wash basin. The room is decorated in neutral tones, has a mirrored wall and wood flooring. A handy cupboard provides space for towels and linen, and a door leads back to the hallway.



### **FIRST FLOOR LANDING**

A staircase with a timber balustrade ascends from the entrance hallway to the fantastic gallery landing, with sloped ceilings, exposed beams and three velux windows filling the space with natural light and giving a pleasant view of the entrance hallway below. Doors open to two double bedrooms.



### **BEDROOM ONE 14'3" max x 17'5" max**

This generous double bedroom has plenty of space for freestanding bedroom furniture. There are lots of storage cupboards down both sides of the room and a door leads to the ensuite and landing.



### **EN-SUITE 5'4" max x 3'1" max**

The ensuite has a vanity hand wash basin and low level W.C, and a door leads to the bedroom.



### **BEDROOM TWO 10'6" max x 17'8" max**

This good sized bedroom has an abundance of space for bedroom items and also benefits from storage to both sides of the room. A door leads to the landing.



### **GARDEN**

The property has a lovely, fence enclosed cottage garden to sit out and enjoy quiet evenings on this charming cobbled street.



## **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. \*

## **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.

## **LETTINGS INFORMATION**

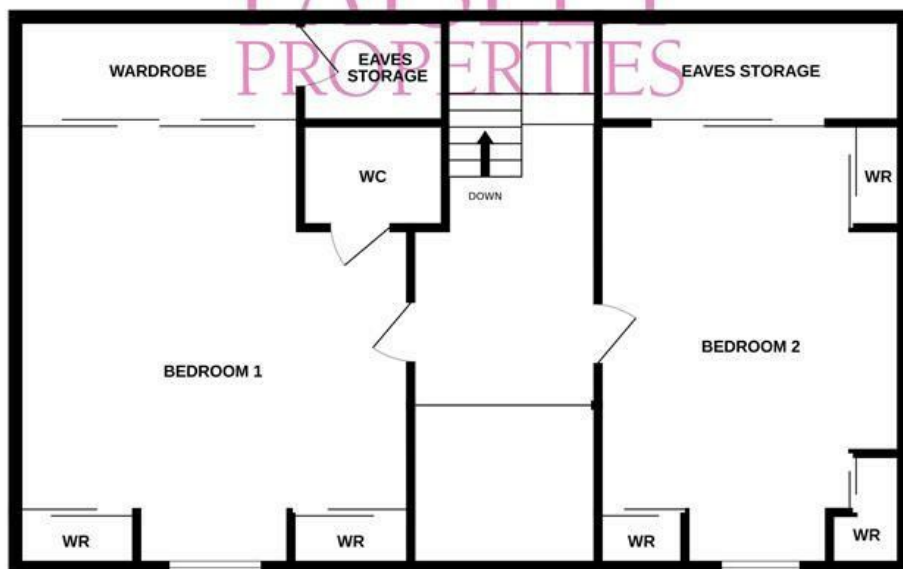
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal 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).

## GROUND FLOOR



## 1ST FLOOR



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			
<div><div></div><div>(92 plus) A</div></div>			83
<div><div></div><div>(81-91) B</div></div>			
<div><div></div><div>(69-80) C</div></div>			
<div><div></div><div>(55-68) D</div></div>			
<div><div></div><div>(39-54) E</div></div>			
<div><div></div><div>(21-30) F</div></div>			
<div><div></div><div>(1-20) G</div></div>		53	
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	80	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	43	
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)

**Skelmanthorpe Office:**  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

**Almondbury Office:**  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

**Mapplewell Office:**  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

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