

44 Hanby Close,
Fenay Bridge HD8 0FE

PCM
£900 PCM



AVAILABLE NOVEMBER, UNFURNISHED, PETS
CONSIDERED, NO SMOKERS. BOND IS £1035, COUNCIL
TAX BAND B, EPC RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALL 13'3" max x 3'2" max

You enter the property through a part glazed uPVC door into this welcoming entrance hallway which has plenty of space to remove coats and shoes. There is a handy space under the stairs for a shoe rack or storage facility and laminate flooring completes the space. Doors lead to the living dining room, kitchen and downstairs W.C. A staircase ascends to the first floor landing.



LIVING DINING ROOM 15'7" max x 13'8" max

This spectacular living dining room has an abundance of space for freestanding furniture and has an attractive modern electric fireplace which creates a nice focal point. The room is decorated in neutral tones, there are wall and ceiling lights and laminate flooring flows in from the hallway. Patio doors open onto the rear garden and a further door leads back to the entrance hall.



KITCHEN 9'8" max x 7'1" max

The kitchen is positioned to the front of the property and is fitted with a range of wood effect wall and base units, contrasting roll top work surfaces, mosaic tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include a four ring gas hob with extractor fan over and an electric oven. There is space and plumbing for a washing machine and fridge freezer, there are spot lights to the ceiling and tile effect vinyl flooring. A front facing window overlooks the peaceful street and a door leads to the entrance hall.



DOWNSTAIRS W.C 5'4" max x 2'9" max

This handy cloakroom is fitted with a two piece white suite including a low level W.C and pedestal hand wash basin with mixer tap over. There is grey vinyl flooring, a ceiling light and attractive white tiled splash backs to the basin. A front facing obscure glazed window fills the room with light and a door leads to the entrance hall.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has doors to the three bedrooms and house bathroom. A loft hatch with pull down ladder provides access into the loft space.

BEDROOM ONE 10'5" max x 10'5" apx

Spanning the width of the property, this superb double bedroom is bright and airy courtesy of the two front facing windows. The room is neutrally decorated and has a cupboard above the stairs which neatly houses the property's combination boiler. There is carpeted flooring and a door leads to the landing.



BEDROOM TWO 9'1" max x 6'7" max

Another good sized single bedroom which has neutral decor, carpet and space for freestanding items. A rear facing window overlooks the lovely garden and a door leads to the landing.



BEDROOM THREE 8'2" max x 6'7" max

A charming single bedroom which enjoys the same garden views as bedroom two. This room could alternatively make a great home office, dressing area or play room and has carpeted flooring. A door leads to the landing.



HOUSE BATHROOM 6'5" max x 6'0" max

This contemporary house bathroom is fitted with a three piece white suite including a bath with shower over, pedestal hand wash basin with mixer tap over and low level W.C. The room is partially tiled with white wall tiles and a decorative border, and a side facing obscure glazed window floods the room with light. Spot lights and laminate flooring complete the room nicely and a door leads to the landing.



REAR GARDEN

To the rear of the property there is a lovely lawned garden which is enclosed by boundary fencing. To the side there is a shed and outside storage facility, and a gate allows access out to the front.



FRONT AND PARKING

To the front there is a small lawned area and patio which is ideal for pots and planters. An off road parking space sits to the side of the garden.



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

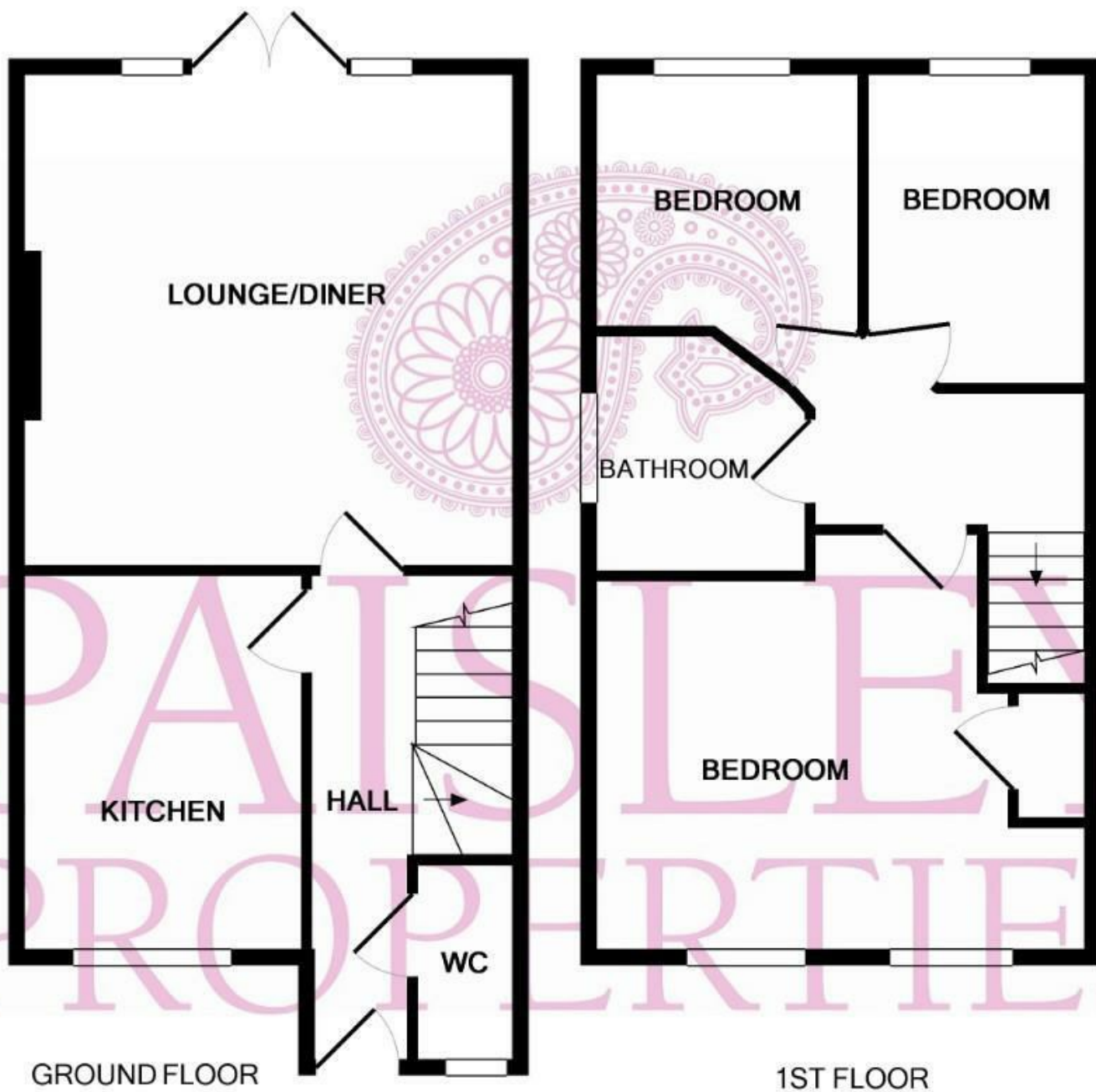
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

MORTGAGES

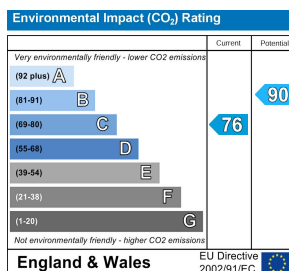
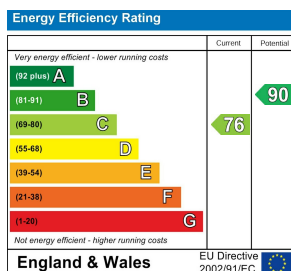
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare

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. *



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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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