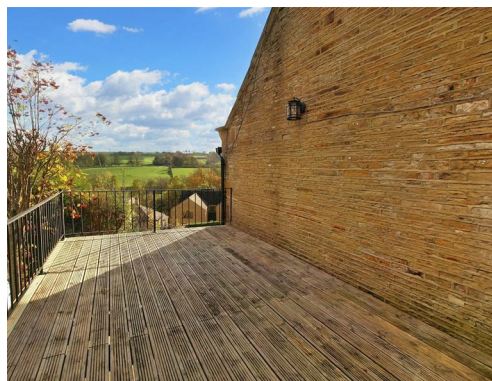


27 Hillside,
Kirkheaton HD5 0JR

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PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed timber door into the entrance hallway which has a door to the lounge and stairs to the first floor landing.

LOUNGE 16'6" max x 12'6" apx

This spacious lounge has ample space for living room furniture and has a stunning exposed stone fireplace which creates a nice focal point to the room. There are two front facing windows and carpeted flooring. Doors lead to the kitchen and entrance hallway.



KITCHEN 11'2" max x 8'8" max

Positioned to the rear of the property, the kitchen is fitted with a range of timber wall and base units, contrasting work surfaces, white tiled splash backs and a ceramic sink with mixer tap over. Integrated appliances include a pull out breakfast bar, dishwasher and an electric oven / gas hob within the stone chimney breast. A rear facing window fills the room with light, there are spot lights to the ceiling and tiled flooring. An external door leads out to the garden and internal doors lead to the utility room and lounge.

A fridge freezer and washing machine will be included at the property, however should they break down or need replacing, the tenant will be responsible for any repairs / replacements. The landlord retains ownership of these goods at all times including at tenancy end.



UTILITY / UNDER-STAIRS STORAGE 8'5" max x 5'4" max

This handy utility room has plumbing for a washing machine under the work surface, and a large storage space under the stairs for household items. The property's combination boiler is neatly housed in a cupboard to one side.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has doors to the three bedrooms and house bathroom.

BEDROOM ONE 16'7" max x 9'10" max

Situated to the front of the property, this superb master bedroom has a pretty feature fireplace and a chunky timber beam adding a touch of character to the room. There is a fitted wardrobe to one alcove, a front facing window with beautiful views and carpeted flooring. A door leads to the landing.



BEDROOM TWO 9'1" max x 8'10" max

Another good sized bedroom positioned to the rear of the property with charming views over the garden from its window. There is ample space for bedroom items and a door leads to the landing.



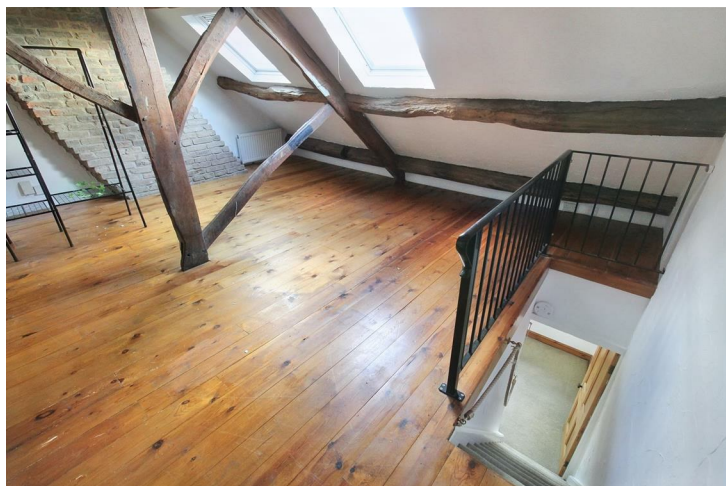
BEDROOM THREE 7'11" max x 6'4" max

Benefiting from the same picturesque views as bedroom one, this versatile room could alternatively make a great home office, child's nursery or snug and has stairs to the attic room. Neutral decor and carpeted flooring complete the space and a door leads to the landing.



ATTIC ROOM

A superb attic space which could lend itself to a variety of uses including a second living area, play room, study or guest bedroom. An exposed brick chimney breast and impressive timber beams provide a wonderful, characterful feel.



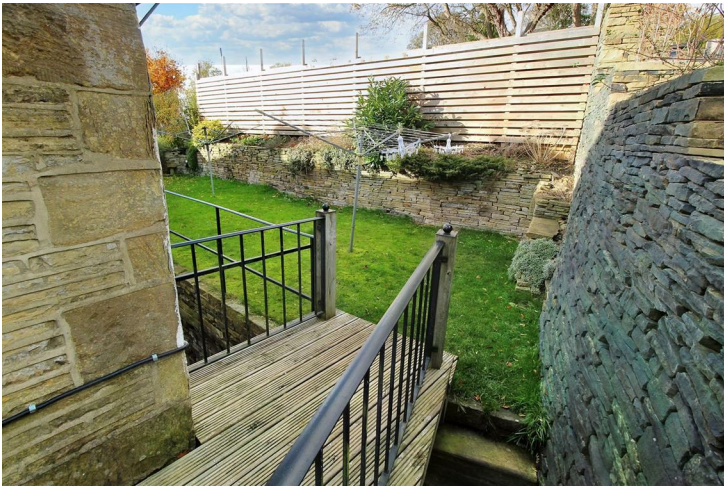
HOUSE BATHROOM 9'8" max x 5'10" max

This contemporary house bathroom is fitted with a four piece suite including a corner shower cubicle, bath with handheld shower attachment, high level W.C and pedestal hand wash basin. There are two rear facing obscure glazed windows which fill the room with light, the walls are partially tiled with white wall tiles and vinyl flooring completes the room. A door leads to the landing.



OUTSIDE

To the side of the property there is a car port allowing off road parking for one vehicle, followed by some stone steps which ascend to a shared lawned garden and decked balcony which provides the perfect space to sit, relax and enjoy the countryside views. There is also three car spaces in the shared car park.



VIEWS



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).

MORTGAGES

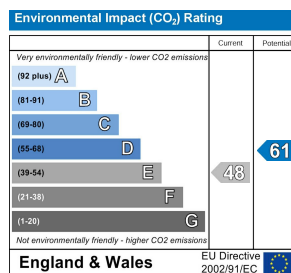
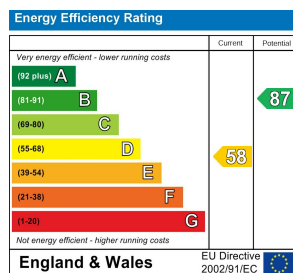
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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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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.



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