

45 Westgate,
Almondbury HD5 8XF

PCM
£575 PCM



AVAILABLE JANUARY, UNFURNISHED, NO PETS, NO
SMOKERS BOND £660 COUNCIL TAX BAND A, ENERGY
RATING D

PAISLEY
PROPERTIES

ENTRANCE LOBBY

You enter the property through a part glazed uPVC door into the entrance hall which has a terracotta tiled flooring and a door leading to the open plan living kitchen. A staircase ascends to the first floor landing.

LIVING KITCHEN 12'3" x 15'0" approx



Fitted to a high standard with a range of high gloss grey wall and base units, Lamona oven and extractor fan over, flat edge granite work surfaces, matching upstands and a stainless steel sink and drainer with mixer tap over, space for a fridge freezer, washing machine, laminate wood effect flooring, a front facing window overlooks the lane and a rear aspect window overlooks the neighbouring courtyard. Doors lead to the cellar and entrance lobby.



CELLAR

Stone steps lead down to this good sized cellar which has power and light.

FIRST FLOOR LANDING



Stairs ascend from the entrance hall to the first floor landing which has doors to the bedroom and house bathroom. The ceiling has been opened up to expose the existing beams with drop lighting and a velux window to make a light and airy space.

BEDROOM ONE 15'1" x 9'6" approx



This large and airy double bedroom has a front and rear facing windows, which fills the room with natural light and has been opened up to expose the original beams, drop lighting and two doors lead to the first floor landing.

BATHROOM 6'11" max x 5'5" approx



The bathroom is fitted with a three piece white suite including a bath with Bristan, mixer shower over and half glass shower screen, low level push flush W.C and pedestal hand wash basin, grey splash screens, chrome heated towel rail, handy shelving and obscure window to the front. Door leading through to the landing.

EXTERNAL



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.

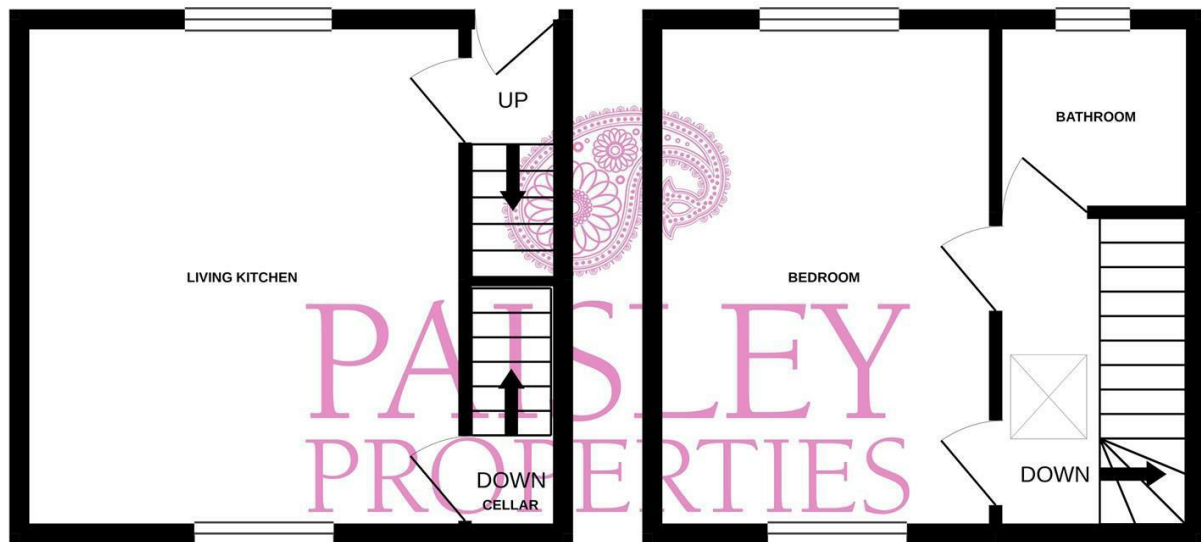
MORTGAGES

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.

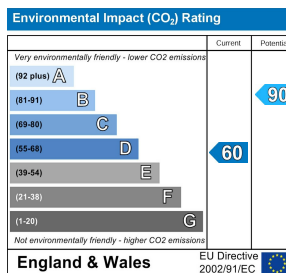
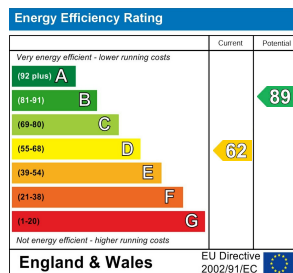
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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