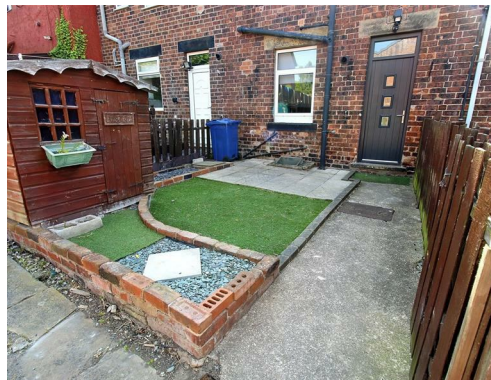


37 Greenside,
Mapplewell S75 6AU

PCM
£850 PCM



POSITIONED IN THE POPULAR VILLAGE OF MAPPLEWELL AND ONLY A SHORT WALK TO THE LOCAL AMENITIES, YOU WILL FIND THIS BEAUTIFUL THREE BEDROOM MID TERRACE WHICH INCLUDES A SPACIOUS DINING KITCHEN, THREE GENEROUS SIZED BEDROOMS, FRONT AND REAR GARDENS AND OFF ROAD PARKING.

AVAILABLE END OF APRIL, UNFURNISHED, PETS CONSIDERED, NO SMOKERS, BOND £980, COUNCIL TAX - A, EPC - D

PAISLEY
PROPERTIES

LIVING ROOM 12'10" x 14'10" max

From the front garden, you enter the property through a part-glazed grey composite door into the bright living room. This room is neutrally decorated with a stylish grey carpet and has plenty of space for free standing furniture. There are two built in storage benches and three wall shelves, allowing for personal items to be stored safely or displayed. A door leads into the inner hall.



INNER HALL

The inner hall has grey carpet underfoot and stairs ascend to the first floor landing. Doors lead to the living room and kitchen.

KITCHEN 14'11" x 13'11"

At the rear of the property, there is a large open-plan kitchen dining room. This room has neutral décor, grey tile effect laminate flooring and a large rear facing window which allows the room to fill with natural light. The kitchen is fitted with modern, matt grey base and wall units and a white marble effect rolltop worktop. There is an integrated single oven and a four-ring electric hob with black glass splashback. The room has plenty of space for a dining table, and room for a fridge-freezer, washing machine and dryer. A set of spotlights and two low hanging pendant lights finish the room. Doors lead to the rear garden, cellar and inner hall.



CELLAR

From the kitchen, a door leads to stairs which descend to the cellar. This offers a great space to store household items.

FIRST FLOOR LANDING

Grey carpeted stairs ascend from the inner hall to the first-floor landing which has doors leading to bedrooms one and two, the house bathroom and to the staircase ascending to the third bedroom.

BEDROOM ONE 13'7" x 9'8"

From the landing, you can enter a beautifully presented double bedroom located at the front of the property. This grey carpeted bedroom has ample space for free standing furniture. There is a storage cupboard which offers a great space for storing household items or may be used as a step-in wardrobe. Doors lead to the storage cupboard and landing.



BEDROOM TWO 13'11" x 8'3"

The second double bedroom sits at the rear of the property and boasts neutral décor, grey carpet, and pendant lighting. A window looks out onto the rear garden and brightens the room with natural light. There is good space for furniture and a door leads back to the landing.



HOUSE BATHROOM 7'9" x 6'3"

Fitted with a white three-piece suite, the house bathroom is well presented with grey tiles underfoot and a large window facing to the rear. The suite includes a low-level W.C, pedestal hand wash basin with vanity cupboard underneath and a bath with handheld shower attachment. A door leads to the landing.



BEDROOM THREE 18'2" x 13'7" max

Through a door on the landing, grey carpeted stairs ascend to the third spacious bedroom. Neutrally decorated with grey carpet underfoot and spotlights to the ceiling, this attic double bedroom is generously sized and has lots of room for free standing furniture. Two windows allow natural light into this top floor room. There is a built-in storage cupboard which is easily accessible and great for storing personal items.



FRONT GARDEN

A wooden gate allows access to the front of the property. Enclosed by wooden fencing, there is a well-kept front garden area made up of a section of artificial grass surrounded by slate chippings and stone flags. A part-glazed, grey composite door leads into the property.



REAR GARDEN AND PARKING

Out of the kitchen, you exit through a part-glazed white composite door into the rear garden area. A well-kept flagstone patio spans the top of the garden area, whilst easily maintainable artificial grass covers the lower portion. Wooden fencing lines both sides of the garden with a small shed at the end, providing a great storage space for garden tools. A concrete path leads down the side of the garden to the car parking space at the rear of the property.



~ New Lettings Info ~

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.

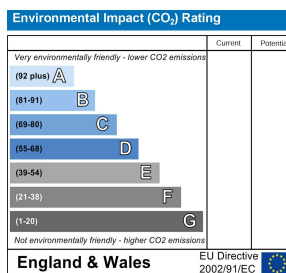
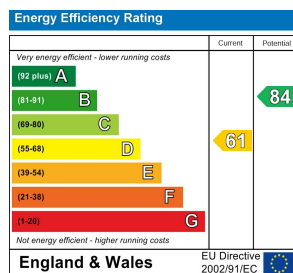
~ Paisley Properties ~

We are available to do appointments up until 5pm Monday to Friday and up until 4pm Saturday, 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.

~ Paisley 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 / mandy@paisleymortgages.co.uk to arrange an appointment.

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



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

PAISLEY
PROPERTIES