

81 Haverhill Grove,
Wombwell S73 0DY

£700



THIS MODERN, TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT HAS A SPACIOUS OPEN PLAN LIVING/DINING KITCHEN, RECENTLY REFURBISHED WITH A NEW KITCHEN, NEW FLOORING, STYLISH BATHROOM PLUS EN SUITE TO THE MAIN BEDROOM AND AN ALLOCATED PARKING SPACE.

AVAILABLE / NO PETS / NO SMOKERS / DEPOSIT: £778 /COUNCIL TAX BAND: A / ENERGY RATING: B

PAISLEY
PROPERTIES

Summary

This superbly presented two double bedroom ground floor apartment has been recently refurbished to include a new kitchen, flooring and decoration. The spacious accommodation briefly comprises:- entrance hallway, open plan living/dining kitchen, stylish bathroom and two double bedrooms, the main one having an en suite. The apartment is situated in a development with assigned parking plus visitor spaces and communal grounds with good access to local amenities.

COMMUNAL LOBBY

You enter the building via a secure door with an entry phone into the communal lobby with access to the post boxes, stairs to the upper apartments, electric cupboard, door into the inner lobby and door in the apartment.

APARTMENT HALLWAY 14'2" x 3'6" x 9'10" I shaped

You enter the apartment through a secure door into this long, welcoming hallway having laminate flooring, single radiator, entry phone for the communal door and very useful storage cupboard with hanging rails.



OPEN PLAN LOUNGE/DINING/KITCHEN 24'9" x 10'6"

Amazing open plan space, recently refurbished in addition to new flooring.

LOUNGE AREA

Sizeable area, situated at the rear of the building with a double glazed window flooding the area with light. There is laminate flooring, a wall mounted radiator and freshly whitewashed walls. There is plenty of space for living room furniture and a dining table. Open plan to the kitchen, there is an internal door leading to the hallway.



KITCHEN AREA

Newly installed, having a good range of modern wall and base units with a light grey finish, complimentary sparkle worktops and inset one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances come in the form of an electric oven, four ring gas hob with extractor over plus there is plumbing for a washing machine, space for a fridge freezer and vinyl flooring. There is a double glazed window to the side with obscure glass bringing in natural light, there is a wall mounted radiator and a cupboard housing the boiler.



BEDROOM ONE 14'2" x 9'5" plus walk in storage

Excellent sized double bedroom with plenty of natural light brought in via the double glazed window to the rear. There is freshly laid carpet in dark grey and there is an open doorway leading to the storage area which in turn leads to the en suite. There is a wall mounted radiator and an internal door leads to the hallway.



EN SUITE 6'0" x 5'7"

Useful extra shower room having a three piece suite in white consisting of a pedestal wash basin with mixer tap, tiled shower enclosure with electric shower and a twin flush level WC. There is a vinyl flooring, tiling to splash areas, a wall mounted radiator ceiling lighting. There is an extractor fan, shaver point and an internal door leads to the main bedroom storage area.



BEDROOM TWO 7'7" x 7'1"

Good size second bedroom, again with newly fitted carpet in dark grey and a double glazed window bringing in natural light. There is a plenty of room for free standing bedroom furniture, a wall mounted radiator and an internal door leads to the hallway.



BATHROOM 7'1" x 6'2"

Stylish bathroom, superbly appointed and consisting of a three piece suite in white having a panel bath with mixer tap, rain shower over and separate hose and glass screen, twin flush low level WC. and vanity wash basin mixer tap and drawers under. There is tiling to splash areas, a vinyl floor and wall mounted radiator, There is an extractor fan and an internal door leads to the hallway.



EXTERNALLY

Communal area to the front with steps to the front security door and side pedestrian access plus secure gate leading to the rear car park and communal area with assigned parking for this apartment.



~ 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.

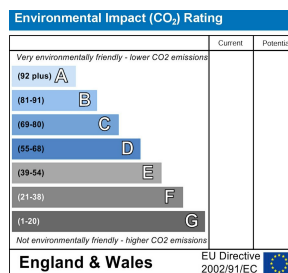
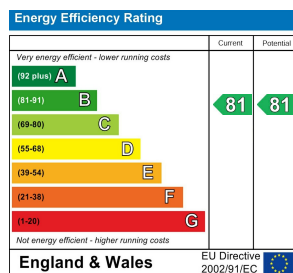
~ Paisley Properties ~

We are available to do appointments up until 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.

~ 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 to arrange an appointment.

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



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