

39 Huddersfield Road,  
Bretton WF4 4JP

PCM  
£1,200 PCM



WELL PRESENTED, NEUTRALLY DECORATED THREE BEDROOM TERRACE PROPERTY WITH SPACIOUS LIVING ACCOMMODATION, CONSERVATORY, FRONT AND REAR GARDENS, OFF ROAD PARKING & GARAGE.  
AVAILABLE MID JUNE / UNFURNISHED / PETS CONSIDERED / NO SMOKERS / BOND £1380 / ENERGY RATING D / COUNCIL TAX BAND C

PAISLEY  
PROPERTIES



## SUMMARY

Situated in the sought after village of Bretton, this neutrally decorated, well presented three bedroom terrace property offers spacious accommodation briefly comprising of: conservatory, hallway, kitchen, open plan dining and living room, downstairs cloakroom/W.C., three first floor bedrooms and a house bathroom. Externally the property benefits from gardens to both the front and rear, a single garage and parking for one vehicle. Bretton is a semi-rural village which is just perfect for commuters being only a stone's throw away from J38 of the M1. Countryside walks are right on the doorstep as is the Yorkshire Sculpture Park.

## CONSERVATORY 7'1" x 11'10" max

You enter the property through a uPVC door into the conservatory which is a fantastic addition to the property having dwarf walls glazing to all sides and a polycarbonate roof. It has practical oak effect vinyl flooring underfoot and spotlights to the ceiling. A further white uPVC door provides access into the hallway.



## HALLWAY 5'9" x 11'11" max

This spacious hallway has practical oak effect vinyl flooring running underfoot. A reduced height storage cupboard offers storage for household item and houses the property's electric meter. A carpeted staircase with a varnished wood balustrade ascends to the first floor landing. Doors lead to the downstairs W.C., kitchen, conservatory and living room.

## KITCHEN 9'4" x 11'3" max

Positioned to the rear of the property with a window looking out into the garden, this well appointed modern kitchen is fitted with walnut effect base and wall units with contrasting beige laminate worktops, beige tiled splashbacks with a decorative border and a stainless steel one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise of an electric oven, electric hob with a stainless steel canopy hood extractor fan over and an integrated microwave.



### **OPEN PLAN LIVING ROOM 19'0" x 12'5" max**

Just flooded with natural light courtesy of a bay window and a single glazed door with further glazed panels to each side, this fabulous open plan living room has defined lounge and dining spaces both of which are spacious and can accommodate relevant items of furniture. The lounge area has an electric fire in a marble and varnished wood surround as a focal point. The room has neutral décor, beige carpet and sandy coloured full length curtains on wooden poles adorn the windows. Matching paper ball lampshades on pendant light fittings light the room. A serving hatch in the dining area opens through to the kitchen and a door leads into the hallway.







### **DOWNSTAIRS CLOAKROOM / W.C. 3'1" x 6'3" max**

This practical downstairs cloakroom has a set of hooks on the wall perfect for storing coats and also is fitted with a white low level W.C. and a compact pedestal wash basin. The walls are fully tiled with modern beige tiles and wood effect vinyl flooring runs underfoot. There is a flush light fitting to the ceiling. A small cupboard houses the property's water meter and stopcock. An obscure window allows natural light to enter. A door leads to the hallway.





## FIRST FLOOR LANDING

A carpeted staircase ascends from the hallway to the first floor landing. Two large cupboards, one houses the property's hot water cylinder with an airing cupboard above and the other offers a great space for storing household items. A hatch provides access to the loft. Doors lead to the three bedrooms and house bathroom.

## BEDROOM ONE 14'0" x 12'9" max

Located to the front of the property with a window offering pleasant views, this spacious bedroom benefits from a built in wardrobe, neutral décor and a cream carpet underfoot. There is a pendant light fitting and pale green curtains with tiebacks dress the window. Heating is provided by a storage heater. A door leads onto the landing.



## BEDROOM TWO 9'11" x 9'6" max

This second double bedroom can be found to the front of the property with a window having an attractive outlook. There is ample space for freestanding bedroom furniture and a built in cupboard offers storage. Cream curtains and tiebacks hang at the window and a pendant light fitting with a cream shade lights up the room. The room is neutrally decorated and has a cream carpet underfoot. Heating is by means of an electric storage heater. A door leads onto the landing.



### **BEDROOM THREE 8'8" x 9'9"**

This third good sized bedroom can be found to the rear of the property and has a window looking out over the rear garden. Again the room is neutrally decorated with a cream carpet underfoot, and attractive floral curtains and a white roller blind dress the window. There is a built in wardrobe offering some storage. A pendant light fitting with a cream shade lights the room. Heating is by means of an electric storage heater. A door leads to the hallway.



### **HOUSE BATHROOM 10'5" x 5'5" max**

This contemporary bathroom is fitted with a white three piece suite comprising of a low level W.C., a pedestal wash basin with mixer tap and a bath with an electric Triton shower over and a glass shower screen. The room is partially tiled with large white tiles and the walls are painted in grey tones. Modern silver grey patterned vinyl flooring runs underfoot and a flush light fitting lights the room.. Grey patterned roller blinds adorn the two obscure windows which allow natural light to flood in. An electric heater with towel rails completes the room. A door leads to the landing.



### **FRONT GARDEN**

To the front of the property is a stone wall with a timber gate leading to a path which leads up to the house. The front garden is attractively presented with a small lawn area and established shrubbery.





### REAR GARDEN, GARAGE & PARKING

Accessed via Cobbler Hall is the parking space and single garage for the property. A path leads from here to the main access to the property via the rear garden. The rear garden is beautifully presented having a flagged path which snakes up to the property's entrance with a lawn, patio and well established borders. One corner of the garden has a gate across and provides space to hide away the property's refuse bins. The garden is private and has views across to woodland behind with a babbling brook, it is the perfect place to relax in the summer months.



### **~ 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 ~**

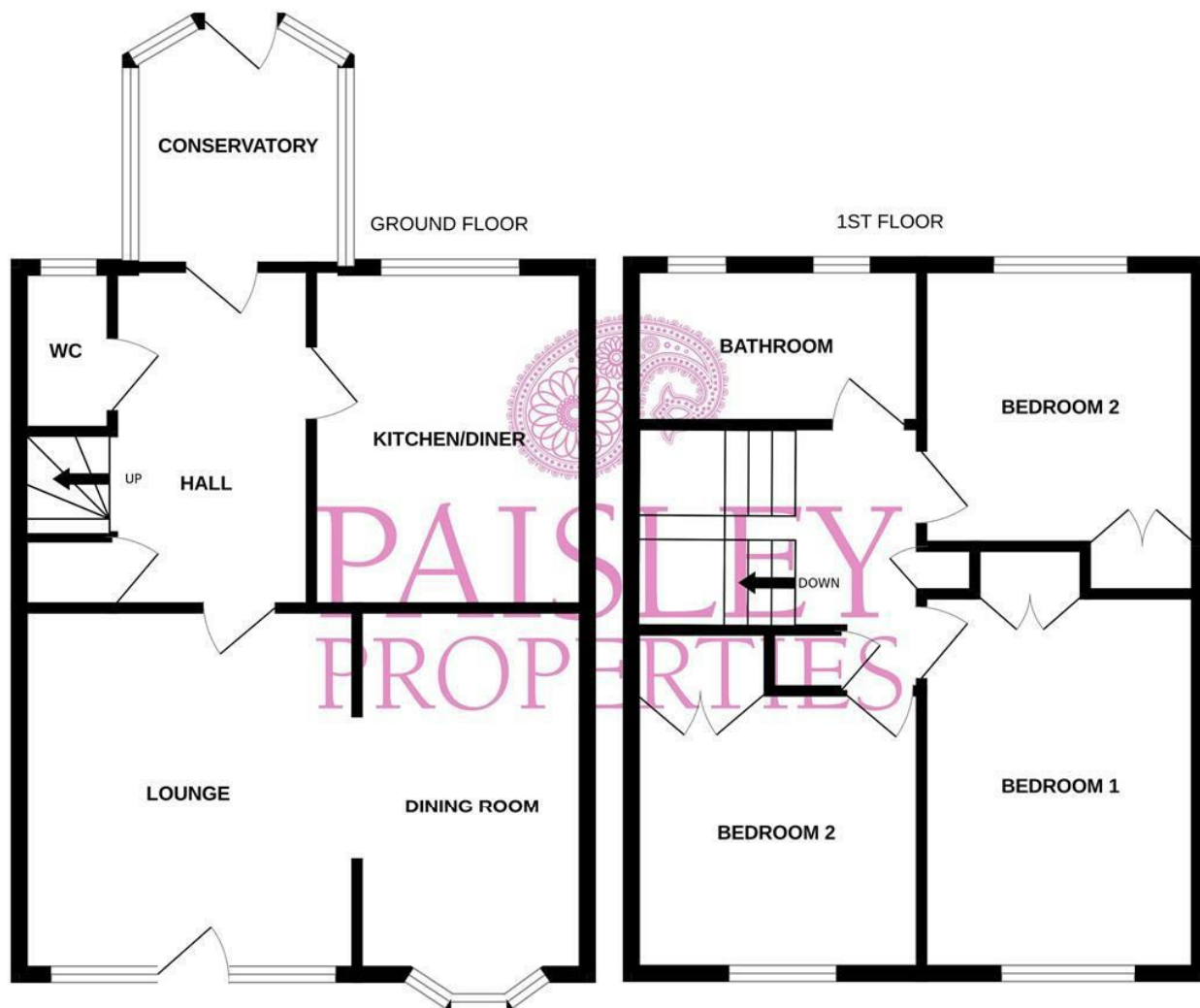
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

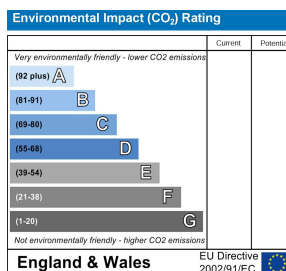
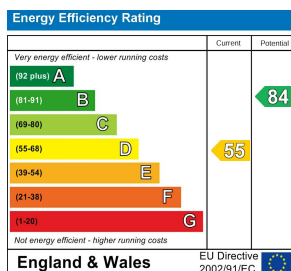
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*





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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[www.paisleyproperties.co.uk](http://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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