

104 Towngate,
Mapplewell S75 6AS

PCM
£795 PCM



THIS ATTRACTIVELY PRESENTED AND NEUTRALLY DECORATED TWO BEDROOM TOP FLOOR APARTMENT OFFERS MODERN OPEN PLAN LIVING COMPLETE WITH BALCONY HAVING FANTASTIC VIEWS, TWO DOUBLE BEDROOMS AND BATHROOM PLUS ALLOCATED PARKING.

AVAILABLE MID DECEMBER / UNFURNISHED / NO PETS / NO SMOKERS / £917 BOND / ENERGY RATING C / COUNCIL TAX BAND A

PAISLEY
PROPERTIES

COMMUNAL ENTRANCE

You enter the main building via a security external door with a staircase taking you to the first floor where the private apartment front door can be found.

APARTMENT ENTRANCE



You enter the apartment via a secure private door into an entrance area with useful storage cupboard, extra storage space to the side of the stairs with the staircase taking you to the main apartment hallway.

APARTMENT HALLWAY 10'10" x 2'11"



Giving a first glimpse of the attractive presentation, this apartment hallway has laminate flooring, a wall mounted radiator, an entry phone with internal doors leading to both bedrooms, the bathroom, the open plan living dining kitchen and another to the staircase leading down.

OPEN PLAN LOUNGE DINING KITCHEN 20'0" max limited headroom x 16'4" max



Amazing open plan space with the stand out feature being the double glazed French doors giving access to the balcony which in turn provides excellent views and attracts the sun throughout the afternoon and evening.

KITCHEN AREA



Leading off the living room is this well appointed open plan kitchen area which is fitted with a range of beech fronted base and wall units with tiled splashbacks, complimentary worktops and a stainless steel sink with mixer tap. Cooking facilities comprise of a ceramic hob with stainless steel canopy hood extractor over and an electric oven. Integrated appliances include an under counter fridge and freezer and there is plumbing for a washer dryer. A Velux window brings in natural light with inset ceiling spotlights to the ceiling and laminates underfoot completing the scheme.

LOUNGE AREA



Just bathed with light from French doors this lovely large spacious living room is neutrally decorated and has ample space for not only lounge furniture but a dining area if required too. There is laminate underfoot with those French doors leading to the superb balcony and those views. There are two wall mounted radiators, inset ceiling spotlights and is open into the kitchen area. A door leads into the hallway.



BEDROOM ONE 16'4",177'1" max x 10'9" max limited headroom



Lovely double bedroom with a dormer double glazed window bringing in natural light and also providing those great views. There is carpet flooring underfoot, a wall mounted radiator, pendant lighting with plenty of space for freestanding bedroom furniture. An internal door leads to the hallway.

BEDROOM TWO 13'1" x 10'4" limited headroom



Impressive second double bedroom, this time at the front with the double glazed Velux window bringing in natural light. There is carpet flooring, pendant ceiling lighting, a wall mounted radiator with plenty of space for freestanding bedroom furniture. An internal door leads to the hallway.

BATHROOM 9'3" max ,imited headroom x 7'5" max



Modern bathroom having a three piece suite in white consisting of a tiled panel bath with electric shower over, pedestal wash basin with mixer to and a twin flush low level WC. There is tiling to splash areas plus in the shower area of the bath, vinyl flooring runs underfoot and a double glazed Velux window brings in the natural light. There is a chrome towel radiator, ceiling lighting and an extractor fan. An internal door leads to the hallway.

PARKING AND EXTERNAL



There is an assigned parking spot plus visitor parking. The apartment is located close to Mapplewell centre so all your amenities are just a short walk away.

~ 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 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).

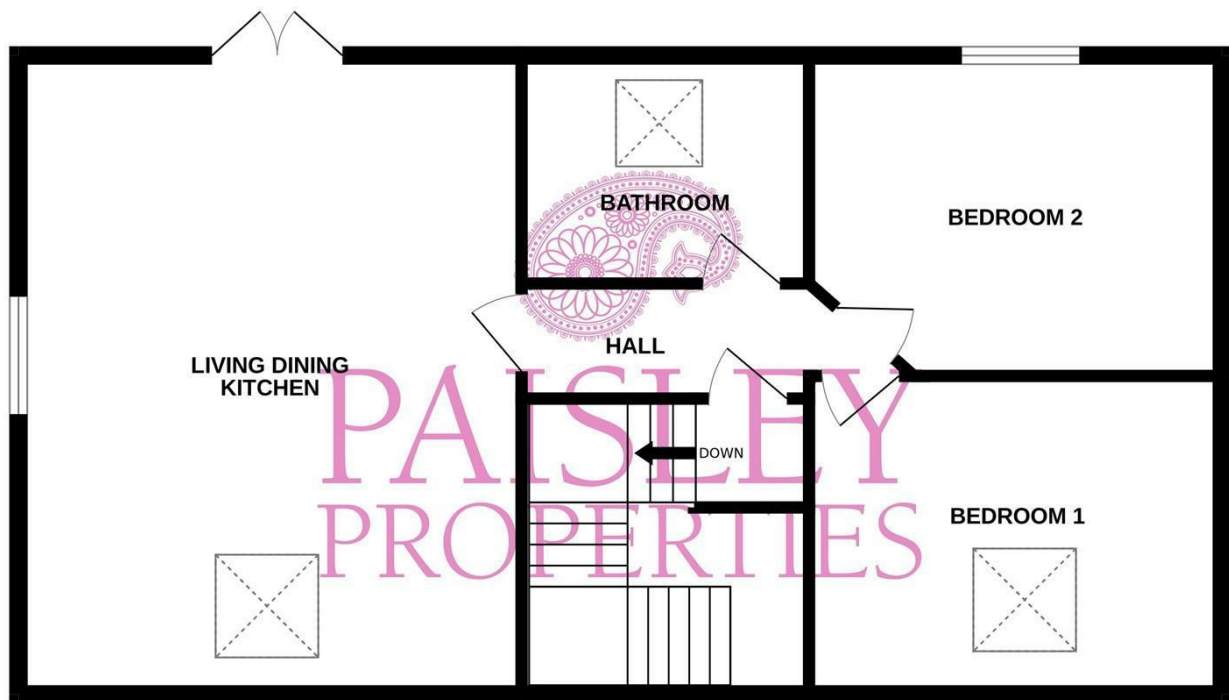
~ Paisley Properties ~

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.

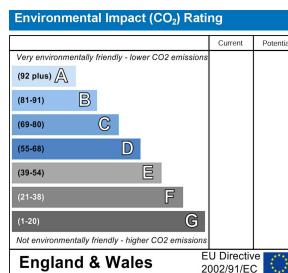
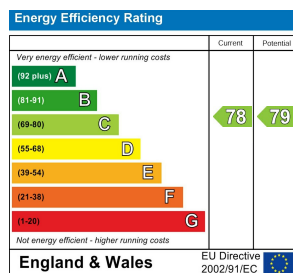
~ Paisley Mortgages ~

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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