

37 The Park,  
Kirkburton HD8 0NP

PCM  
£825 PCM



THIS IMPRESSIVE TWO BEDROOM DUPLEX APARTMENT ON A PRESTIGIOUS CONVERTED MILL DEVELOPMENT CLOSE TO THE VILLAGE OF KIRKBURTON IS BEAUTIFULLY PRESENTED WITH EXPOSED ROOF TIMBERS AND JUST READY TO MOVE INTO. IT BENEFITS FROM AN ON SITE CONCIERGE, GYM FACILITIES AND DESIGNATED PARKING.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO PETS or SMOKERS/ BOND IS £950 / COUNCIL TAX BAND: C / ENERGY RATING: C72

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 4'11" x 6'10" max**

You enter the property through a timber fire door into the entrance hallway. There is an understairs cupboard for storing household items. A carpeted staircase ascends to the mezzanine floor. Doors lead to the living kitchen and bedroom.

### **LIVING KITCHEN 19'0" x 17'9" max**

This superb living kitchen has high ceilings with exposed roof timbers and large windows flooding it with natural light. To one corner is a raised kitchen area which is fitted with latte coloured gloss base and wall units, dark wood effect roll top worktops, stainless steel splashbacks and a stainless steel sink with mixer tap. The cooking facilities comprise of an electric ceramic hob, stainless steel fan oven, integrated microwave and a co-ordinating canopy extractor hood. Integrated appliances include a tall fridge freezer, washing machine and slimline dishwasher. There is wooden flooring underfoot. The rest of the room has an abundance of space to accommodate both lounge and dining furniture. There is a fitted cupboard with sliding mirror doors for storing household items, coats and shoes. A large cupboard houses the hot water cylinder and boiler. There is a sliding partition door which opens up to the bedroom which could equally be utilised as a home office. A door leads into the entrance hallway.



### **BEDROOM ONE 10'9" x 9'0" max**

The neutrally decorated downstairs bedroom is a good size and could accommodate a double bed and further freestanding furniture. A sliding partition door opens up to the living kitchen. A rear facing window allows natural light to enter and there are spotlights to the ceiling. A door leads into the entrance hallway.



### **MEZZANINE LANDING**

A carpeted staircase ascends from the entrance hallway to the mezzanine floor which opens out into the bedroom. A door leads into the bathroom.

### **BEDROOM TWO 10'10" x 9'6" max**

Situated on the mezzanine floor with a glass balcony which overlooks the living area, this lovely double bedroom space is nestled in the eaves with sloping roof and two Velux windows flooding it with natural light. There are fitted sliding wardrobes for storage. A door leads into the bathroom.



### **BATHROOM 8'5" x 5'5" max**

This contemporary bathroom is cleverly designed to maximise the space. It is partially tiled with beige tiles and fitted with a three piece white suite comprising of a concealed cistern W.C., a wall mounted hand wash basin and a bath with thermostatic mixer shower over. There are beige ceramic floor tiles underfoot, a chrome heated towel radiator and spotlights complete the look.



## **PARKING + AMENITIES**

The property benefits from an allocated parking space which is located at the front of the building and visitor parking is available on site. There is also an onsite gym located on the first floor.

## **NEW 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 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**

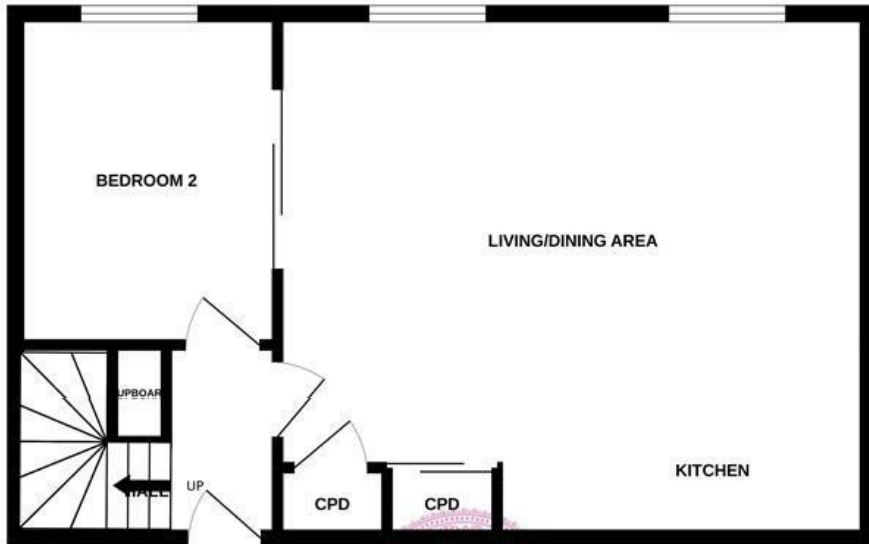
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact 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. \*

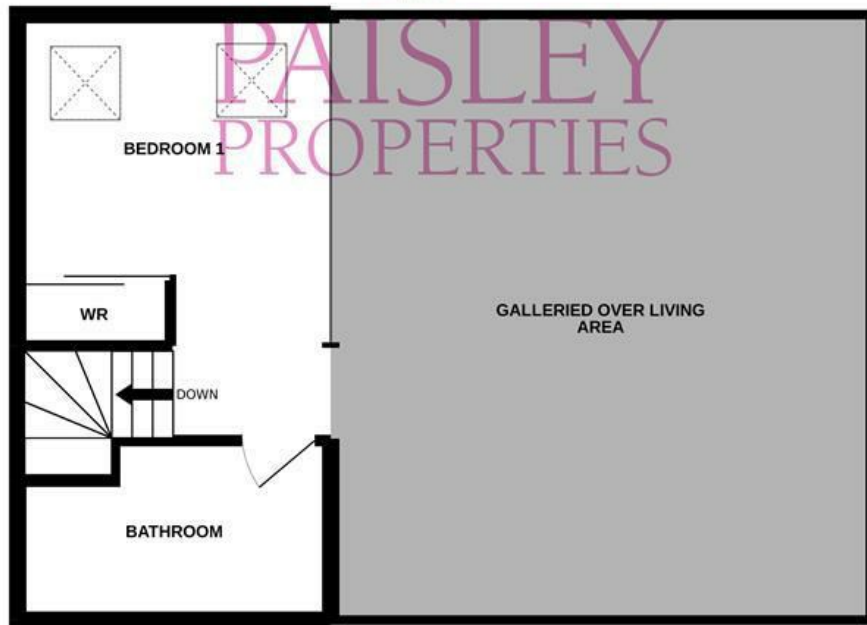
## **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

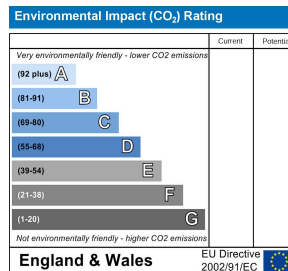
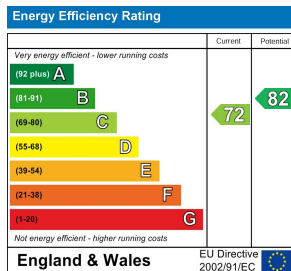
## GROUND FLOOR



## 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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