

3 Crown Buildings,
Clayton West HD8 9PF

PCM
£650 PCM



CHARACTERFUL TWO BEDROOM COTTAGE WITH GOOD SIZED ROOMS, OFF ROAD PARKING, IS POSITIONED IN THE HEART OF THE VILLAGE AND IN AN IDEAL COMMUTING LOCATION.

AVAILABLE EARLY JUNE, UNFURNISHED, PETS CONSIDERED, BOND IS £750, EPC IS D56

PAISLEY
PROPERTIES

This good sized two bedroom end terraced cottage is positioned in the heart of the village and briefly comprises of an entrance porch, good sized lounge with inglenook style fireplace and multi-fuel stove, breakfast kitchen, first floor landing area, two good sized bedrooms, bathroom with four piece suite. Externally there is a garden area* to the side and off road parking. Clayton West has lots of local amenities including shops, pubs and well regarded schools and is surrounded by open countryside. The M1 motorway is only a short distance away for those needing access to neighbouring cities including Sheffield and Leeds, along with Wakefield, Huddersfield and Barnsley being within good commuter distances.

ENTRANCE 7'7" x 3'2" approx

This good sized useful entrance porch is a great addition to the property and features wood grain effect uPVC windows on three sides and a uPVC door with inset glazing. There is a central ceiling light point, laminate flooring, and a timber doors leads to the lounge

LOUNGE 16'9" x 14'4" approx

This lovely cosy space is the heart of the home and features a multi-fuel burning stove set in a large inglenook style fireplace with raised stone hearth. There is inbuilt storage to one alcove featuring cupboards and drawers, carpeted flooring, ceiling and wall lighting and dual aspect windows flood the room with natural light. Doors lead through to the entrance hall, breakfast kitchen and a staircase rises to the first floor landing.



BREAKFAST KITCHEN 13'2" x 8'1" (max) approx

Positioned at the rear of the property, this good sized kitchen is fitted with a range of wall and base units, with timber block worktops and an integrated breakfast bar. There is an inset sink and drainer with chrome mixer tap over, tiled splashbacks, laminate flooring and adjustable spot lighting. The property also comes with a freestanding double oven with gas hob and plumbing for a washing machine. The properties central heating boiler is located here and there is also and under stairs pantry/cold room. A rear facing window, beams and Sheila maid drying rack complete the room.



FIRST FLOOR LANDING

Stairs ascend from the lounge to the first floor landing, where doors lead to the two bedrooms and house bathroom. There is a side facing uPVC window, carpeted flooring and neutral decor.



BEDROOM ONE 14'3" x 8'2" (max) approx

This good sized double bedroom is positioned to the front of the property and has ample space for freestanding bedroom furniture. There is carpeted flooring, neutral decor, pendant lighting and a front facing window gives views over the street.



BEDROOM TWO 11'4" x 8'0" approx

Another good sized bedroom, this time positioned at the rear of the property, also features neutral decor and carpeted flooring. The rear facing window gives views over the rear lane and a door leads to the landing.



BATHROOM 8'1" x 7'1" approx

This modern family bathroom features a four piece white suite comprising of a bath with victorian style taps and shower attachment over, pedestal sink with chrome mixer tap, corner shower cubicle with thermostatic shower and low level WC. There is laminate flooring, tiling to ceiling height and a obscure glazed window. The room is completed with a chrome ladder style towel radiator and recessed spot lighting.



GARDEN & PARKING

Set back from the main road, the property enjoys a central location in the village and can be accessed via a gate to the front or lane to the rear. To the side of the property is a well maintained lawned garden area, with mature plants and shrubs and is bordered by brick wall and timber fencing. There is also parking and an outhouse

*Please note: The neighbours have hanging rights over the garden and have access to their outhouses.



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.

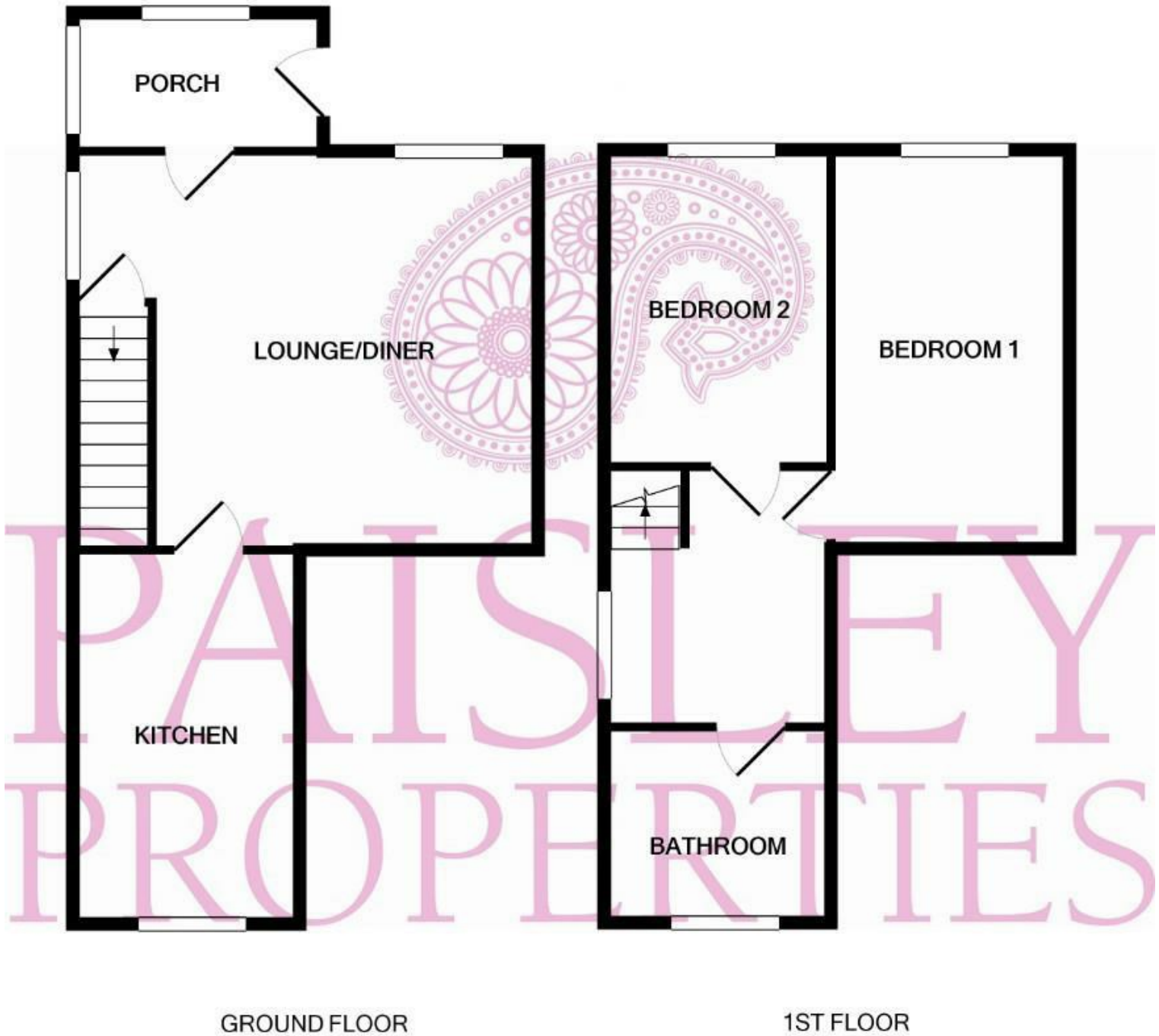
As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

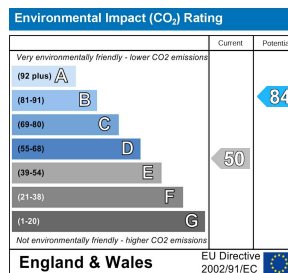
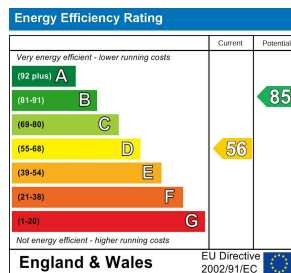
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit 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.



Measurements are approximate. Not to scale. Illustrative purposes only
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