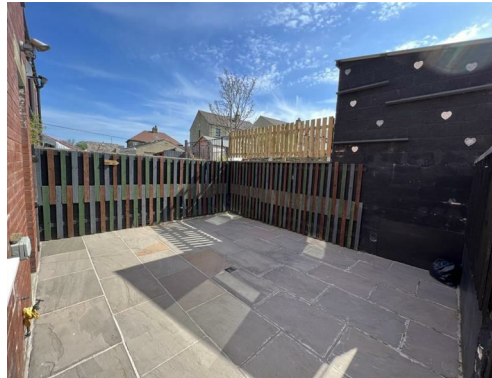
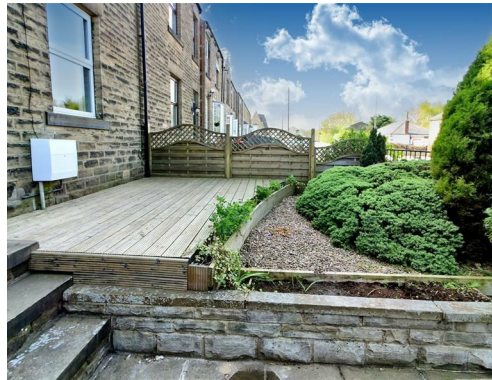


23 Spring Grove,  
Huddersfield HD8 9HH

PCM  
£875 PCM



THIS STONE FACED SEMI-DETACHED PROPERTY BENEFITS FROM SPACIOUS LIVING ACCOMODATION, TWO GOOD SIZED DOUBLE BEDROOMS, MODERN HOUSE BATHROOM AND HAS FRONT AND REAR GARDENS AND OFF ROAD PARKING. THE PROPERTY HAS RECENTLY BEEN DECORATED AND NEWLY CARPETED.

AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS FOR A MINIMUM OF 12 MONTHS, NO PETS OR SMOKERS, BOND IS £1000, EPC RATING IS D68

PAISLEY  
PROPERTIES



### **LOUNGE 16'6" x 10'2" approx**

You enter the property through a part glazed uPVC door into the lounge, where there is a stone fireplace giving the room a lovely focal point. The tall ceilings and large front facing window help to give the feeling of space and pendant lighting and carpeted flooring complete the look, with a door leading to the inner hall



### **DINING KITCHEN 16'2" x 9'11" approx**

Spanning the width of the property, this generous room boasts a range of attractive wall and base units with complementary worksurfaces and matching splashbacks. The room features an inset one and a half bowl sink with mixer tap and draining board carved into the worktop, a single electric oven, five burner gas hob and concealed extractor are set in a feature brick chimney and there is a handy breakfast bar. To complete the room there is pendant lighting, low level LED lighting, a vinyl floor covering, radiator, double glazed window to rear aspect and doors leading to the rear garden, cellar and inner hallway



### **CELLAR**

The useful addition to the property has space at the head to house a fridge freezer, and the cellar has space and plumbing for a washing machine, dryer and the central heating boiler is located here.



### **STAIRS & LANDING**

Stairs ascend from the inner hallway to the first floor landing where doors lead to the two bedrooms and house bathroom



### **BEDROOM ONE 16'6" x 10'2" approx**

This sizeable double bedroom is located at the front of the property and has an abundance of light coming through the two tall uPVC windows. The room has recently been decorated, has newly carpeted flooring, and features pendant lighting, wall mounted radiator and a hanging open storage cupboard





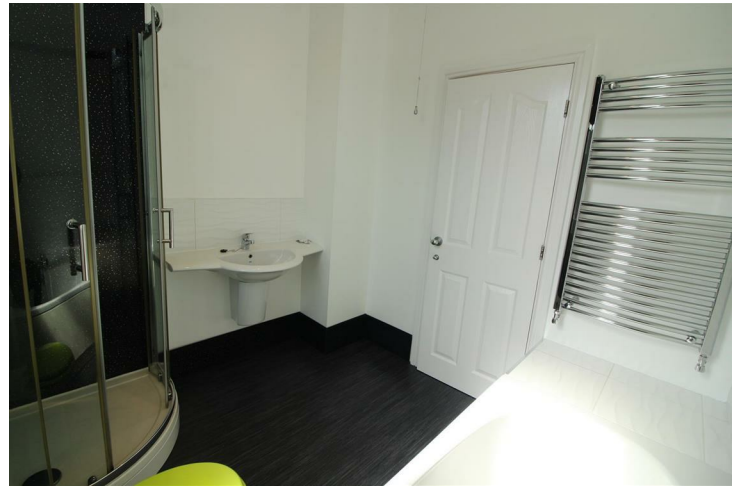
### **BEDROOM TWO 10'2" x 7'0" approx**

Located to the rear of the property, this double bedroom again features tall ceilings period features and has a large rear facing window looking over the garden. There is pendant lighting , carpeted flooring and a door leads to the landing.



### **BATHROOM 8'0" x 7'3" approx**

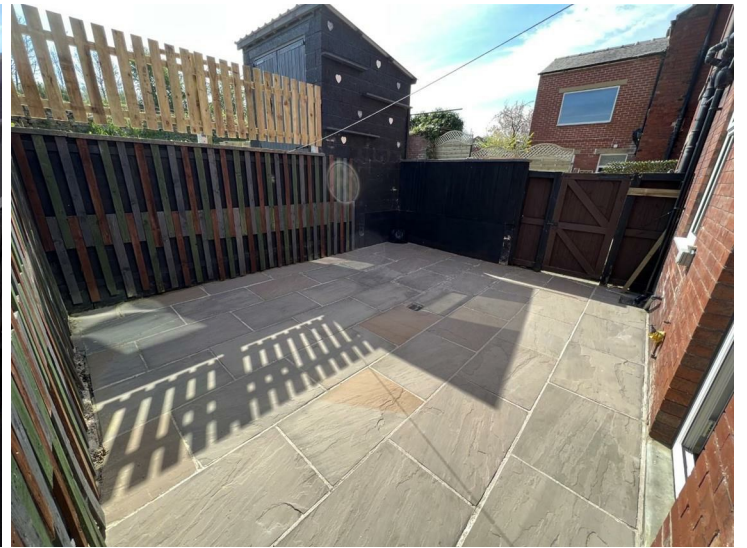
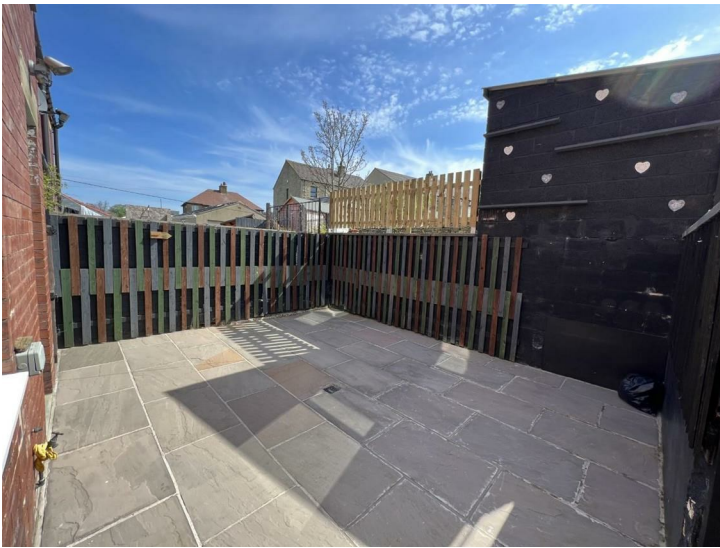
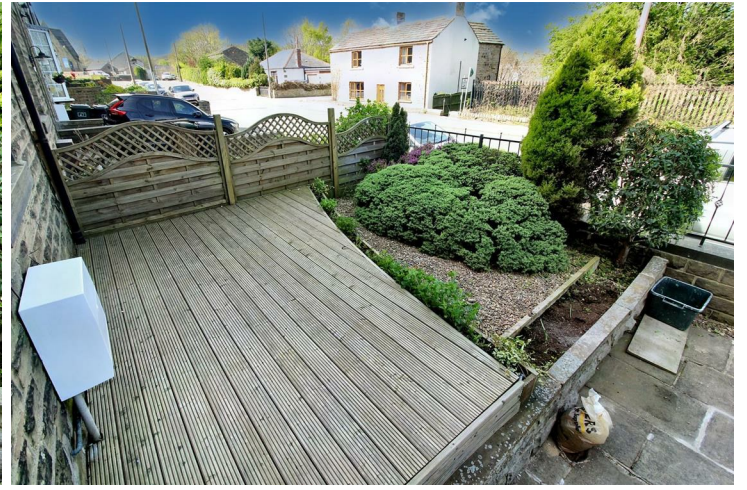
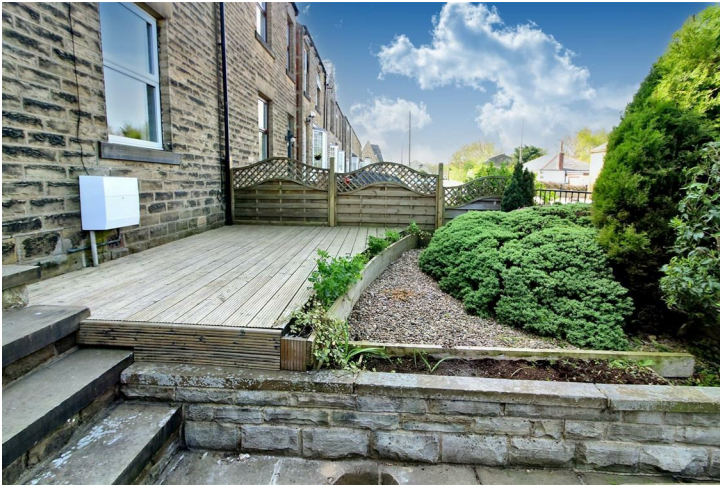
Comprising of a modern 4 piece white suite, this good sized bathroom features a panelled bath with chrome taps and handheld shower attachment, a low flush w/c, wall mounted winged washbasin and a corner shower cubicle with a dual rainfall shower. The room has a chrome effect heated towel rail, vinyl floor covering, recessed spotlights and a double glazed obscure window.



### **GARDENS AND PARKING**

To the front of the property is a low maintenance garden with an array of plants and shrubs and a delightful raised, decked seating area. Access to the side of the property leads to an enclosed paved garden whilst there is also access to a parking area. There is the addition of a useful storage shed.





## 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.

**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.

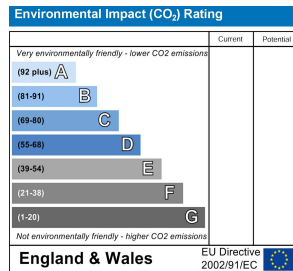
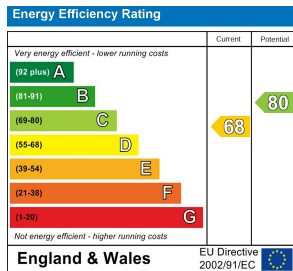
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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

