

159 Barnsley Road,
Flockton WF4 4AA

PCM
£875 PCM



NEWLY RENOVATED THREE BEDROOM MID TERRACED PROPERTY WITH MODERN FIXTURES AND FITTINGS, LOW MAINTENANCE GARDENS, ON STREET PARKING, ALL SET IN VILLAGE LOCATION

AVAILABLE IMMEDIATELY / UNFURNISHED / NO PETS OR SMOKERS / DEPOSIT IS £1000 / ENERGY RATING is D65 / COUNCIL TAX BAND A

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a part glazed composite door into the entrance hallway, where there is room to remove coats and shoes. There is neutral decor, coir matting, pendant lighting, a door leads to the lounge and a staircase rises to the first floor.

LOUNGE 13'10" x 12'9" (max) approx.

This good sized lounge is positioned to the front of the property and has plenty of space for free standing living room furniture. There is a large front facing uPVC window which floods the space with an abundance of natural light, and two alcoves provide additional space for furniture. The room benefits from laminate flooring, pendant lighting, a wall mounted radiator and doors lead to the kitchen and back to the entrance



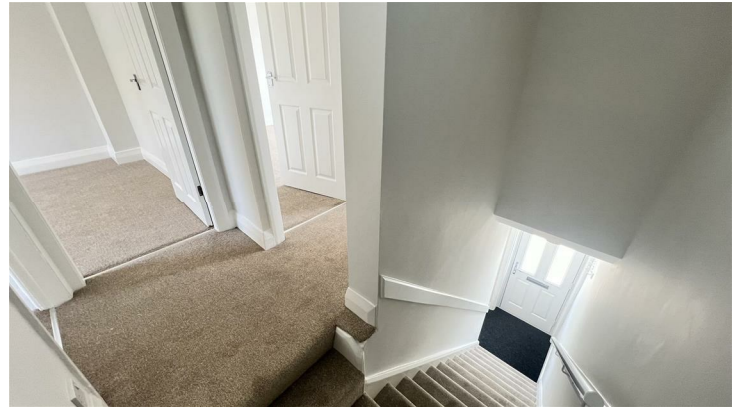
DINING KITCHEN 12'9" x 8'9" approx

This stylish modern kitchen has been fitted with a range of brand new matt grey wall and base units and has marble effect worktops with matching splashbacks, a stainless steel sink with mixer tap and integrated appliances include an electric oven, 4 ring electric hob with concealed extractor hood over and there is space for a fridge-freezer and plumbing for a washing machine. The room is decorated in neutral tones, has oak effect laminate flooring, dome lighting and there is plenty of room to house a good sized dining table and chairs. Doors lead to the large understairs storage cupboard which is perfect for storing household items and another door leads out to the garden.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall, to the first floor landing where doors lead to the three bedrooms and house bathroom. There is carpeted flooring, pendant lighting and loft access hatch



BEDROOM ONE 10'4" (max) x 9'9" (max) approx.

This good sized bedroom is located at the front of the property and has views of the garden and street from the large uPVC window. The room is decorated in neutral tones, has pale carpet, pendant lighting, a large storage cupboard which makes a sizeable wardrobe and a door leads back to the landing.



BEDROOM TWO 10'4" x 8'2" approx

This good sized second double bedroom is located at the rear of the property and has views over the rear garden and beyond. The neutral decor continues and there is carpet flooring, pendant lighting and a wall mounted radiator. There is ample space for freestanding bedroom furniture and a door leads to the landing.



BEDROOM THREE 8'9" x 7'4" approx

This good sized third bedroom is again located at the rear of the property and has a peaceful outlook from the large rear facing uPVC window. This room would make a great child's bedroom, but could alternatively be used as a walk-in wardrobe, study or storage space. There is carpeted flooring, neutral decor and pendant lighting.



BATHROOM 7'4" x 5'10" approx

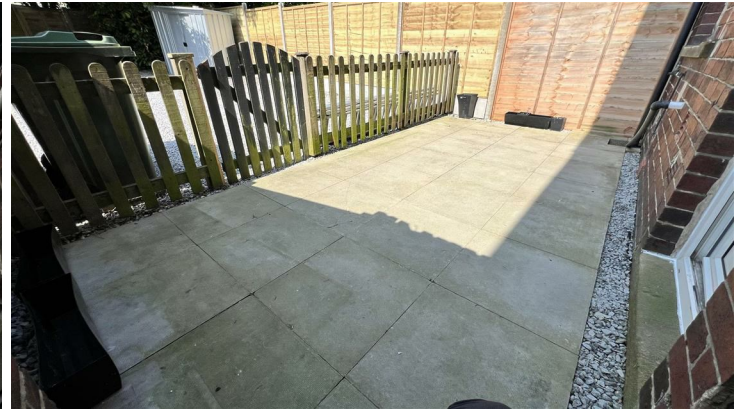
This stylish modern bathroom is fitted with a three piece suite consisting of a panelled bath with chrome mixer tap and shower attachment, a pedestal handwash basin and a low flush W.C.. The walls are partly covered with marble patterned shower panels and there is contrasting oak laminate flooring. The room benefits from a modern towel radiator, a front facing obscure glazed uPVC and pendant lighting.



GARDENS AND PARKING

To the front of the property is a lovely low maintenance garden with plenty of space to house pots and planters to add that personal touch. The garden has timber fencing to one side for additional privacy and a brick wall and a path leads to the front door. The rear garden is fully flagged to create a very useful sized patio area which would be perfect to house outdoor furniture. The patio is bordered by timber fencing and there is an outside tap and separate storage cupboard which houses the properties combination boiler.





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.

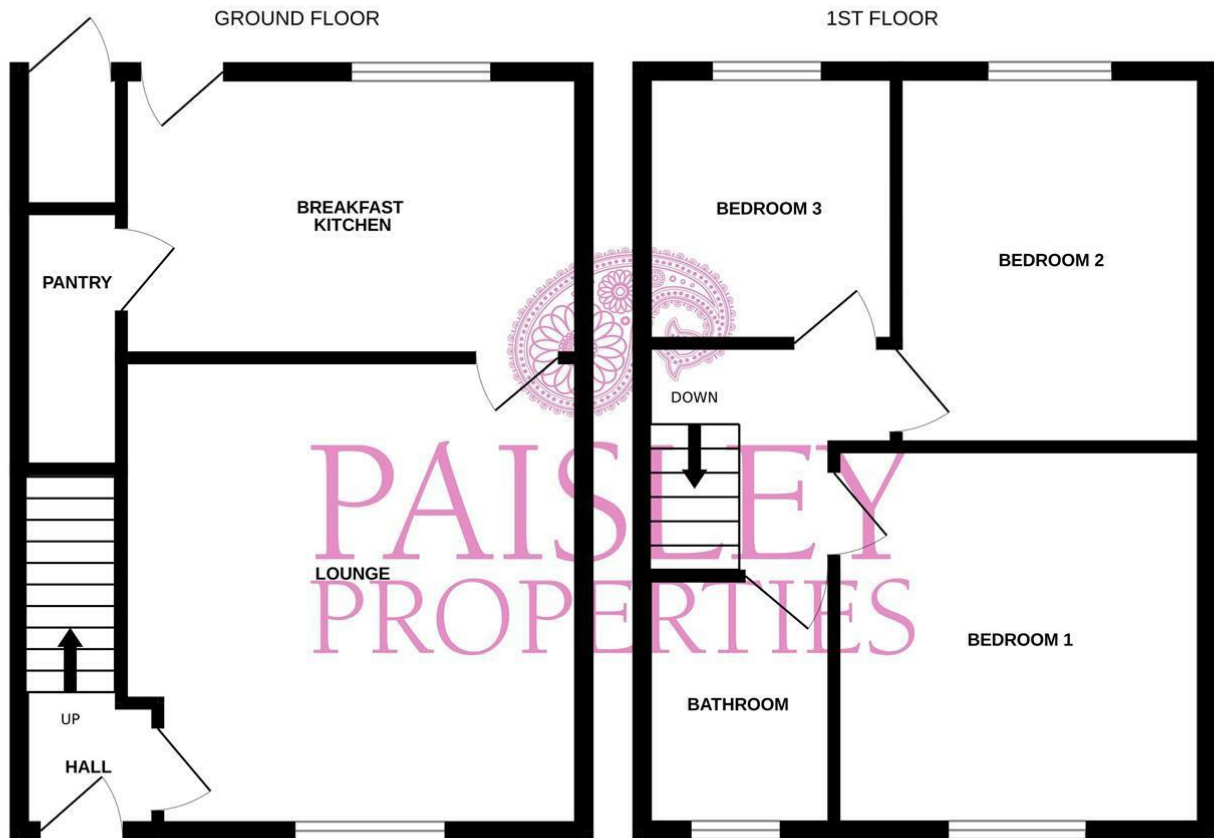
PAISLEY MORTGAGES

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 / mandy@paisleymortgages.co.uk to arrange an appointment.

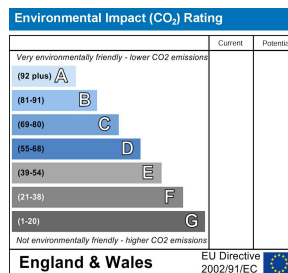
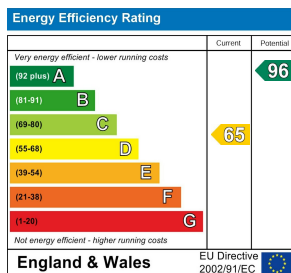
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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