

15 King Street,  
Skelmanthorpe HD8 9DY

PCM  
£795 PCM



THIS LIGHT AND SPACIOUS, TWO DOUBLE BEDROOM TERRACE PROPERTY, ENJOYS A CENTRAL LOCATION IN THE POPULAR VILLAGE OF SKELMANTHORPE WITH ENCLOSED REAR GARDEN AND OFF ROAD PARKING

AVAILABLE EARLY AUGUST / UNFURNISHED / NO PETS OR SMOKERS / DEPOSIT £915 / EPC RATING IS C74 / COUNCIL TAX BAND A

PAISLEY  
PROPERTIES

Tucked away on this quiet side street, this good sized mid-terraced property briefly comprises: - front entrance porch, large lounge/diner, stylish modern kitchen, two first floor double bedrooms and house bathroom. To the rear of the property there is an enclosed well maintained lawned garden with useful timber shed and shale patio area. The property is located in the village of Skelmanthorpe and the village centre is a short distance away and includes a wealth of local amenities such as shops, post office, library, doctors surgery, well regarded schools and commuter links.

**ENTRANCE 3'11" x 3'4" approx.**

You enter the property through a composite door into the entrance porch, which has space for coats and shoes and a part glazed timber door leading into the lounge/diner.

**LOUNGE 19'10" x 11'6" (max) approx.**

Positioned to the front of the property, this good sized lounge is light and airy courtesy of a large front facing window. A beautiful stone fireplace with a decorative tiled hearth creates a lovely focal point to the room and would look lovely with an electric fire or alternatively with some decoration inside. This characterful and cosy room has neutral decor, LVP wood effect flooring, pendant lighting and there is ample space to house freestanding lounge furniture with the possibility of having a dining table and chairs to one side if desired. An open doorway leads to the kitchen and an open staircase with decorative balustrading ascends to the first floor landing.



**DINING KITCHEN 13'5" x 8'1" approx.**

Positioned to the rear of the property this good sized kitchen is fitted with a range of matt grey base and wall units, solid wood block worktops, a composite sink and drainer with mixer tap over, Indesit double electric oven, four ring induction hob and black gas extractor fan. There is plumbing for a washing machine and space for a fridge freezer. The room has been tastefully decorated in neutral tones with tiled splash backs and wood effect LVP flooring. There is a rear facing window and an external door provides access to the rear garden.



## STAIRS AND LANDING

An open timber staircase ascends from the lounge to the first floor landing, where doors lead through to the two bedrooms and house bathroom. The space is decorated in neutral tones, has pendant lighting and loft access hatch.



## BEDROOM ONE 13'5" x 8'1" approx.

This beautifully presented double bedroom is located at the rear of the property and has lovely views over the garden and beyond from the large uPVC window. The room has pale decor, carpeted flooring, pendant lighting and there are freestanding wardrobes to one side of the bedroom.



## BEDROOM TWO 12'5" (max) x 10'4" approx.

This second double bedroom is located at the front of the property and benefits from a large uPVC window flooding the room with an abundance of natural light. The room is decorated in neutral tones, has carpeted flooring, pendant lighting, freestanding wardrobes and the properties combination boiler is neatly housed in a cupboard.



### **BATHROOM 7'3" x 5'7" approx.**

Fitted with a white three piece suite including bath with mixer tap, and thermostatic shower over, a pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled with decorative wall tiles, has vinyl flooring and a wall mounted extractor fan. There is a useful storage cupboard with fitted shelving and a second door leads onto the landing.



### **GARDENS AND PARKING**

To the rear of the property is a charming, enclosed cottage garden with stone walling and boundary timber fencing. There is a shale patio which provides an ideal location for outdoor dining furniture, and a raised lawn with flower bed borders on either side have established plants and shrubs and space for a vegetable garden. A small timber shed offers useful outside storage space and there is a handy outdoor tap. To the front of the property is a low maintenance pebbled garden with space for pots and planters and driveway for one vehicle.



## **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.

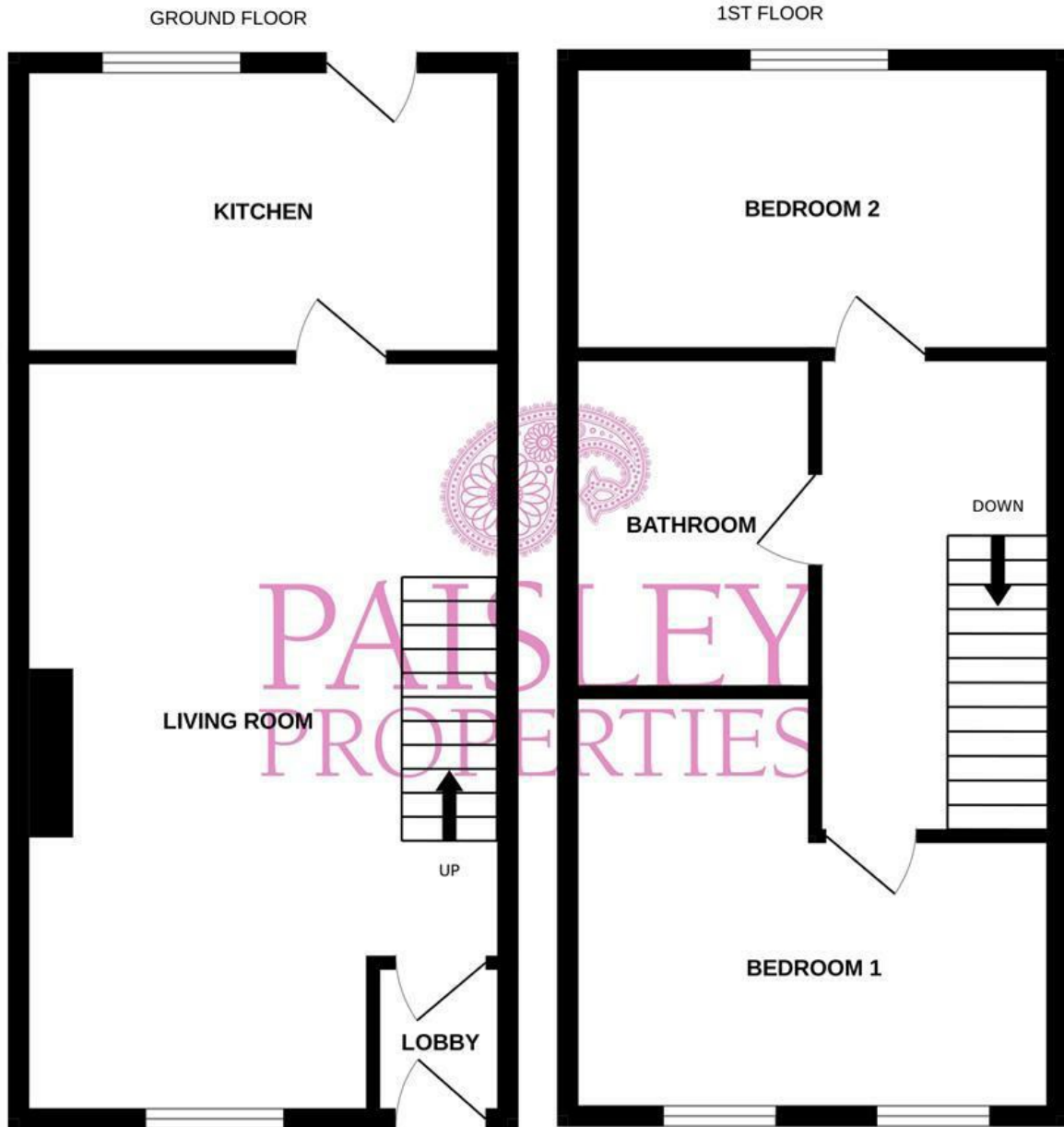
## **PAISLEY MORTGAGES**

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

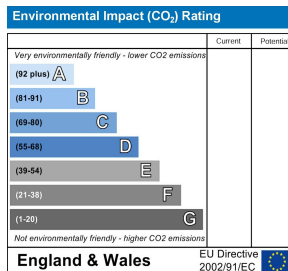
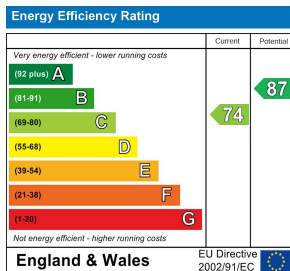
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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](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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