

12 Birkhead Close,
Kirkburton HD8 0GS

PCM
£1,200 PCM



A TASTEFULLY DECORATED AND WELL PRESENTED THREE BEDROOM TOWNHOUSE ON A HIGHLY REGARDED DEVELOPMENT IN HIGHBURTON, OFFERING SPACIOUS LIVING ACCOMMODATION OVER THREE FLOORS, REAR GARDEN, GARAGE AND PARKING.

AVAILABLE ??? , ON AN UNFURNISHED BASIS, PETS CONSIDERED, BUT NO SMOKERS, BOND IS £1380, COUNCIL TAX BAND C, EPC IS C78

PAISLEY
PROPERTIES

ENTRANCE

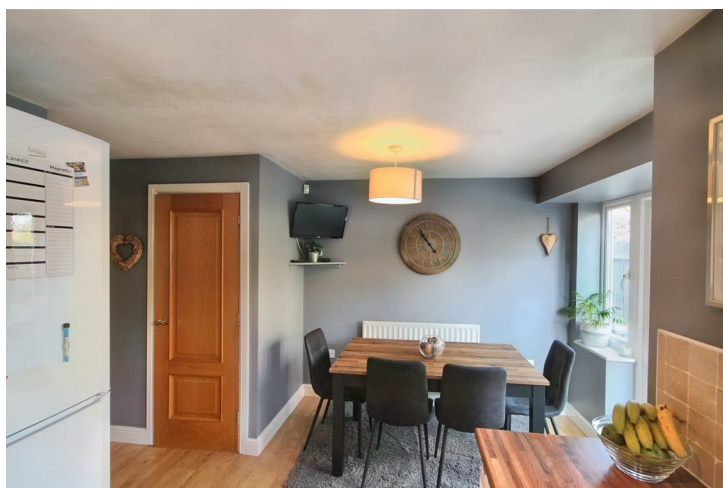
You enter the property through a composite door into a beautifully presented welcoming hallway with wood effect laminate flooring underfoot. Doors lead to the downstairs W.C. garage and dining kitchen. A white spindled staircase ascends to the first floor landing.

DOWNSTAIRS W.C. 2'11" x 6'2"

Situated just off the hallway and having a side facing window, this useful downstairs W.C. is fitted with a white low level W.C. and corner wall mounted hand wash basin with white tiled splashback. There is wood effect laminate flooring underfoot.

DINING KITCHEN 15'1" x 13'9" max

Flooded with natural light courtesy of the rear facing window and French doors which open out into the rear garden, this L-shaped dining kitchen is just perfect for entertaining. It is fitted with cream shaker style base and wall units with wood effect roll top worktops, cream tiled splashbacks and a single round bowl stainless steel sink with mixer tap over. The cooking facilities comprise of a stainless steel electric oven, electric hob and stainless steel cooker hood. There are spaces for a tall fridge freezer, freestanding dishwasher and plumbing for a washing machine. There is also a useful under stairs cupboard for larger household items. At one end there is a large space to accommodate a dining table and there is wood effect laminate underfoot. A door leads into the hallway.



FIRST FLOOR LANDING

A white painted spindled staircase ascends from the entrance hall to the first floor landing which has doors leading to the office, first floor bedroom and lounge.

HOME OFFICE/STUDY 6'3" x 6'6" max

Positioned to the rear of the property and enjoying garden views from its window this neutrally decorated room would make a perfect home office or nursery/ toddler room. A door leads onto the landing.



LOUNGE 13'5" x 15'2" max

Positioned to the front of the property, this beautifully presented L-shaped lounge has the benefit of not only a window and but also a set of French doors with a Juliet balcony allowing lots of natural light enter and views out to the countryside beyond. There is ample space for lounge furniture. A door leads onto the first floor landing.



BEDROOM THREE 10'0" x 8'7" max

This good-sized double bedroom can be found to the rear of the property and has a window overlooking the rear garden, it could alternatively be used as snug or a playroom. Sliding wardrobes and a large built in cupboard offer a great amount of storage. A door leads onto the first floor landing.



SECOND FLOOR LANDING

A white painted spindled staircase ascends from the first floor landing to the second floor where there is a cupboard housing the hot water cylinder and a hatch to allow loft access, Doors lead to the two second floor bedrooms and house bathroom.

MASTER BEDROOM 15'3" x 9'1" max

This superb master bedroom is of a generous size and has fitted sliding wardrobes to one wall and there is further space for freestanding bedroom furniture. It is neutrally decorated and feels light and airy courtesy of the double windows which enjoy views out to the countryside beyond. Doors lead into the en suite and onto the second floor landing.



EN SUITE 2'10" x 8'7"

This contemporary ensuite shower room is fitted with a white low level W.C., gloss grey vanity unit and a walk in shower enclosure with a thermostatic mixer shower. There are grey wood effect ceramic tiles underfoot which have a warm feel due to the position of the central heating pipes and a chrome heated towel rail. A door leads into the master bedroom.



BEDROOM TWO 8'1" x 15'2" max

Another generous sized double bedroom which has two windows allowing natural light to flood in. There is plenty of space for freestanding bedroom furniture. A door leads onto the second floor landing.



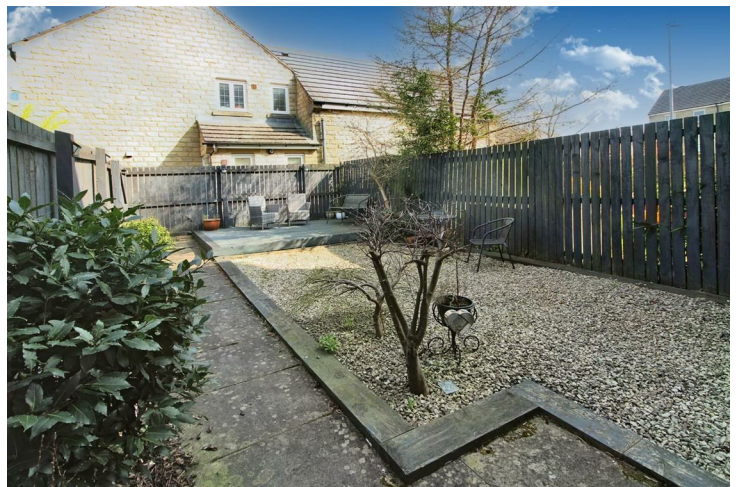
HOUSE BATHROOM 4'9" x 8'7" max

****New photos to follow**** This newly refurbished bathroom has a low level white W.C. and matching pedestal basin, and bath with shower over. A door leads onto the second floor landing.



REAR GARDEN

Accessed via a set of French doors on the ground floor this lovely low maintenance outside space has a decked area just ideal for al fresco dining and enjoying the sunshine.



GARAGE, FRONT & PARKING 7'10" x 16'5" max

To the front of the property is a driveway providing off road parking; this leads to a garage with an up and over door, light and power and an internal door which leads through to the entrance hall of the house.



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

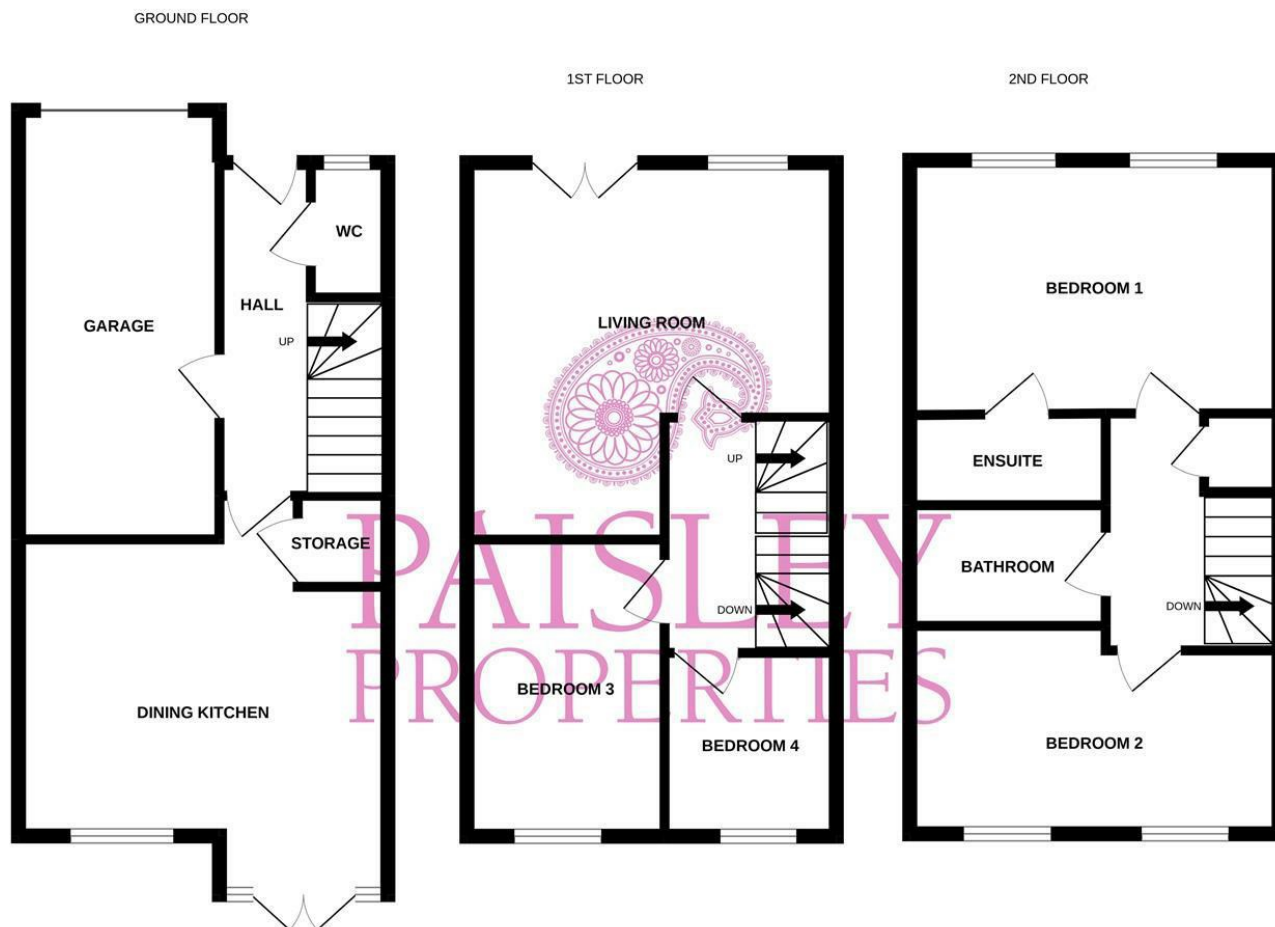
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact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

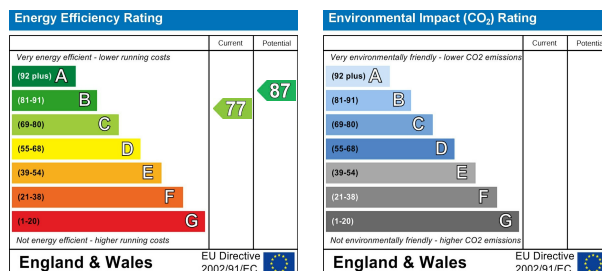
PAISLEY SURVEYORS

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 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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