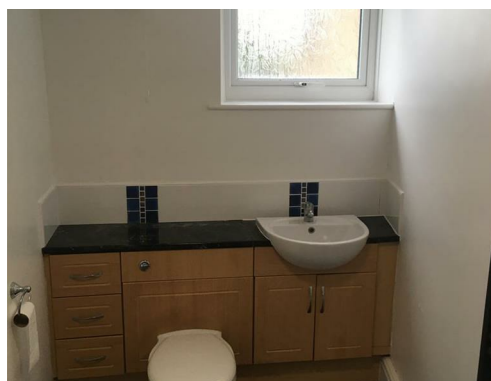


463A Penistone Road,  
Shelley HD8 8HY

PCM  
£525 PCM



THIS SPACIOUS ONE BEDROOM PROPERTY COMES WITH OFF ROAD PARKING AND IS  
LOCATED IN THE POPULAR VILLAGE OF SHELLEY.

AVAILABLE IMMEDIATELY .UNFURNISHED, NO PETS, DSS OR SMOKERS BOND £605.  
ENERGY RATING D

PAISLEY  
PROPERTIES

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**OPEN PLAN LIVING ROOM AND KITCHEN 16'4" max x 18'0" max**



This superb open plan living room offers ample space for freestanding furniture. There is a kitchen fitted with modern white wall and base units and an integrated cooker and hob. A front facing window allows natural light in and there is a uPVC external door leading out to the front.



**BEDROOM 19'8" apx x 10'5" apx**



This good sized double bedroom has plenty of space for bedroom furniture. There is a front facing window.

## SHOWER ROOM 11'5" apx x 4'7" apx



The shower room is fitted with a shower cubicle, vanity unit with hand wash basin and concealed until w.c. There is an obscure glazed window and heated towel rail.

### 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.

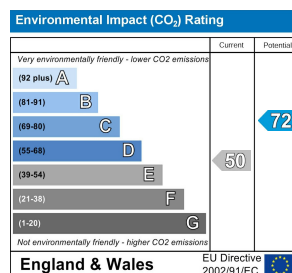
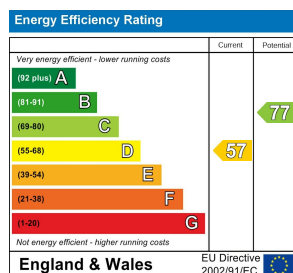
We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

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.



[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

PAISLEY  
PROPERTIES