5 Queen Street,
Skelmanthorpe HD8 9DU

PCM
£950 PCM

THIS CHARACTERFUL COTTAGE, WITH LOUNGE, DINING KITCHEN, UTILITY, TWO DOUBLE BEDROOMS, OFFICE AND BATHROOM IS BASED IN A CENTRAL VILLAGE LOCATION

AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £1095, ENERGY RATING C, COUNCIL TAX BAND B.

PAISLEY
PROPERTIES

LOUNGE 13′8″ max x 13′2″ max
This spacious lounge is located at the front of the property and has a large window overlooking the front garden. There is a fire for aesthetic purposes on an attractive surround which create a focal point for the room and varnished wood flooring, pendant lighting and a built in shelving complete the space. Being generous in size the room also offers ample space to accommodate a range of free standing furniture, a door leads through to the kitchen and stairs ascend to the first floor landing.

DINING KITCHEN 13′6″ max x 15′9″ max
A timber door opens to the kitchen which has retained characterful features including the original Yorkshire range. The kitchen has windows across the rear wall which allows an abundance of natural light to flood in. There is a slate floor and the kitchen is presented with fitted base and drawer units with varnished wood work surfaces and a white ceramic sink with traditional style taps. There is ample space for a family dining table and chairs and a lovely Rangemaster with four ring gas hob, griddle plate, warming plate, grill and double oven which has an extractor fan over. There is space for a fridge/freezer and plumbing for a dishwasher. Doors lead to the utility and lounge.

UTILITY 8′11″ max x 2′6″ max
Located just off the kitchen this useful utility room enjoys ample space for storage and plumbing for a washing machine. Slate flooring runs through from the dining kitchen and there is pendant lighting. An external door gives access to the side of the property.

STAIRS/LANDING
Stairs ascend to the first floor landing where doors lead to the two double bedrooms, study and house bathroom.

BEDROOM ONE 14′9″ max x 9′7″ max
This generously sized double bedroom benefits from natural light and ample space for furniture. There is neutral decor, a front facing window and a door to the landing. A hatch provides access to the boarded loft.

BEDROOM TWO 14′0″ max x 8′5″
Another good sized bedroom this time positioned to the rear of the property. There is neutral decor, carpet underfoot and built in cupboards providing storage and housing the boiler. A door leads to the landing.

OFFICE/STUDY 9′11″ max x 5′4″ max
This charming room could make a great home office or hobby room and has a front facing window providing the same garden views as bedroom one. There is neutral decor and a door leads to the landing.

BATHROOM 9′11″ max x 7′11″ max
Fitted with a contemporary four piece white suite including a bath, corner shower, low level WC and pedestal hand wash basin. The room is partially tiled with white wall tiles, a rear facing obscure glazed window floods the room with light and tile effect vinyl flooring completes the room. A door leads to the landing.

GARDEN/OUTSIDE
To the front of the property there is a low maintenance enclosed garden which provides a lovely space for outdoor dining. A gate provides shared access to the side door. To the rear located just off the utility is an outhouse providing extra storage and space for gardening items.

MATERIAL INFORMATION

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees/Tax Band B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
On street parking. Opposite the property there is a secure/gated carpark where spaces are available for rent annually from a local business owner.

RIGHTS AND RESTRICTIONS:
The property has shared access to the side door.

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 100 mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.

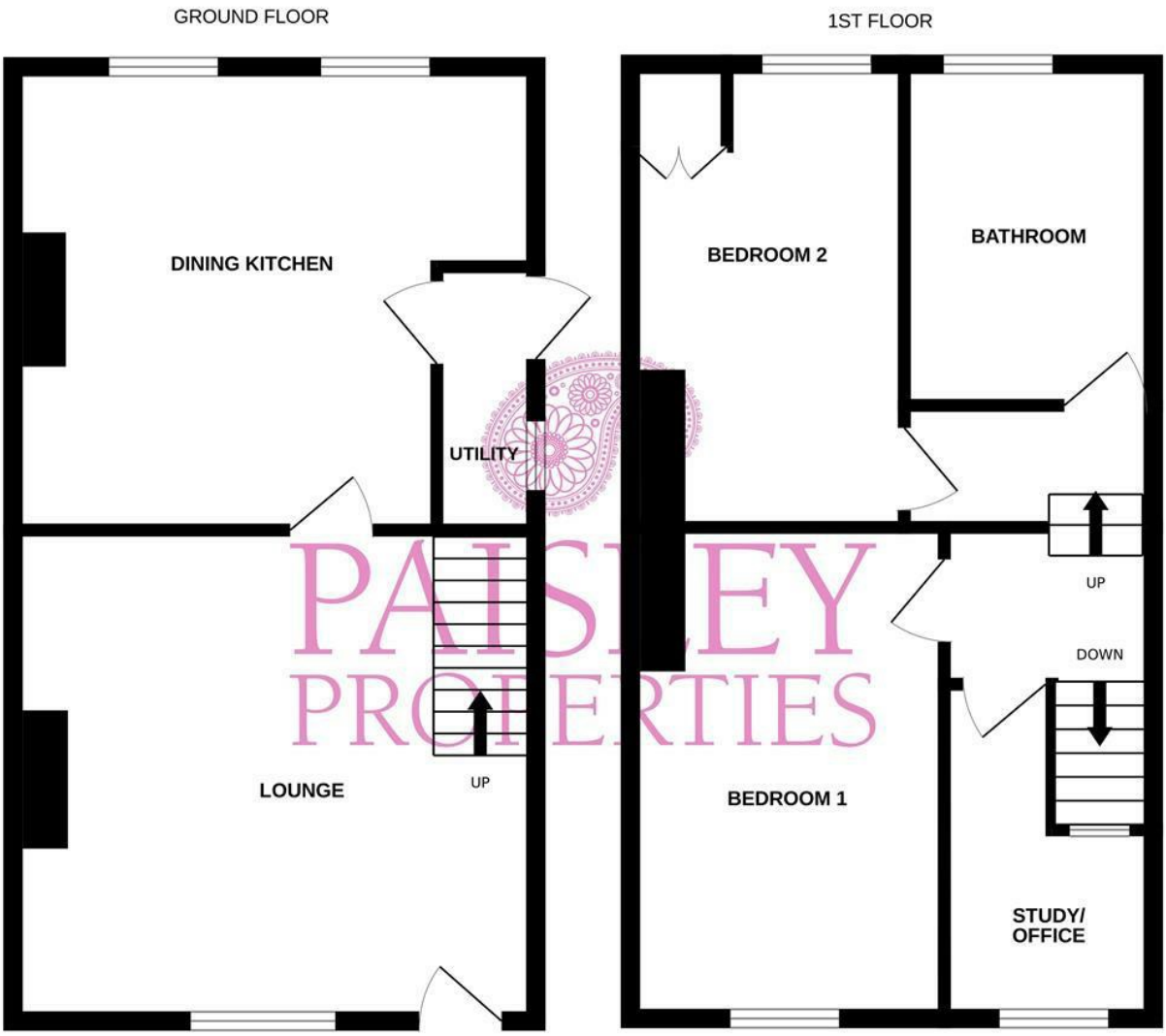
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

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.



PAISLEY PROPERTIES

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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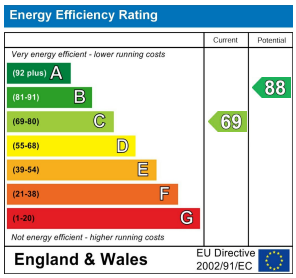

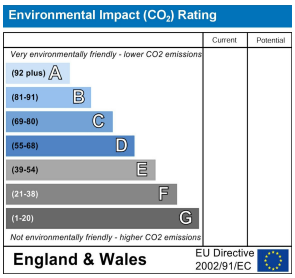

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