

26 Saville Road,
Skelmanthorpe HD8 9ED

PCM
£800 PCM



NEUTRALLY DECORATED THROUGHOUT IS THIS THREE BEDROOM TERRACE PROPERTY WITH GENEROUSLY SIZED LIVING ACCOMMODATION, GARDEN, AND VILLAGE LOCATION.

AVAILABLE EARLY JUNE, UNFURNISHED, NO SMOKERS OR DSS, PETS CONSIDERED, BOND IS £920, ENERGY RATING IS E40

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a part glazed uPVC door into the living room. There is plenty of space to remove coats and shoes and a staircase leads to the first floor.

LIVING ROOM 15'2" (max) x 11'11" approx

Positioned to the front of the property with a lovely view from its window over the front garden is this spacious lounge. With many charming features such as the large fireplace with decorative surround and hearth, high ceilings and deep alcoves, this room makes the perfect cosy and relaxing room one would expect in this style of property. There is an external part glazed uPVC door with window light above leading out to the front of the property, an archway leads to the dining area and a staircase ascends to the first floor.



DINING AREA 14'11" x 6'1" approx

The dining area wall has been opened up to make it feel part of the living room. From here you can access the kitchen, cellar and living room. The space has carpeted flooring, wall lighting and a rear facing window which lets in lots of natural light.



KITCHEN 11'2" x 8'1" approx

This kitchen is fitted with a range of grey shaker style wall and base units, marble effect roll top work surfaces with matching splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliance include a single electric oven, four ring gas hob with extractor fan over. There is space and plumber for a tall fridge freezer and washing machine. There are windows to two sides, vinyl flooring and a part glazed uPVC door leads out to the garden.

CELLAR

This useful addition to the house has power and lighting and would be perfect to store additional household items. There is a small ground level front facing window and a door leads into the dining area

FIRST FLOOR LANDING

From the lounge, stairs ascend to the first floor landing, which has doors leading through to the three bedrooms and house bathroom. There is carpeted flooring, pendant lighting and a loft hatch which gives access to the attic.

BEDROOM ONE 10'9" x 8'6"

This spacious double bedroom has a built in wardrobe/cupboard alongside plenty of space for free standing bedroom furniture. Having neutral decor, carpeted flooring, front facing window with street view and doors which lead through landing.



BEDROOM TWO 12'2" x 7'3" approx

Positioned to the rear of the property with views over the garden from the window, this small double bedroom has been decorated in neutral tones, has a built in cupboard which houses the properties boiler, a desk, spot lighting and carpeted flooring. A door leads onto the landing.



BEDROOM THREE 9'0" x 7'10" approx

This good sized single room is located to the front of the property and would make a great child's bedroom or study space. There is a front facing window looking over the garden, built in storage making use of the space over the stairs, carpeted flooring and a door which leads onto the landing.



HOUSE BATHROOM

Situated at the rear of the property is the bathroom which is fitted with a four piece white suite comprising of a bath with chrome taps, large double shower enclosure with newly fitted electric shower, a pedestal hand wash basin with mixer tap and low level W.C. The room has been partly tiled with decorative white wall tiles and has wood effect lino flooring. There is a rear facing obscure glazed window, spot lighting and a door leads to the landing.



ATTIC

Accessed via a pull down ladder on the first floor landing, this attic room spans the width of the house and has power, lighting and carpeted flooring. There are 2 Velux windows and central heating..



GARDENS

Stone steps lead up to the front door passed a charming garden with mature plants and shrubs. A pathway continues round the side of the property to an enclosed rear garden which has a patio with direct access from the kitchen and a further patio area which offers plenty of space for pots and plants.



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.

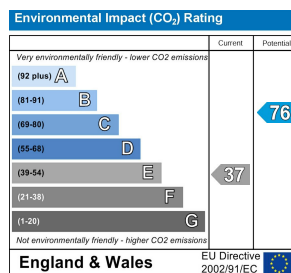
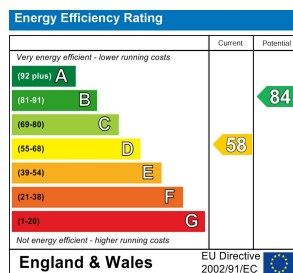
PAISLEY MORTGAGES

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.



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