

60a Commercial Road,  
Skelmanthorpe HD8 9DS

PCM  
£680 PCM



SURPRISINGLY SPACIOUS HOME, SET OVER THREE FLOORS IN THE HEART OF SKELMANTHORPE. RECENTLY RENOVATED THROUGHOUT AND HAS ONE ALLOCATED PARKING SPACE.

AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS, NO PETS OR SMOKERS, BOND IS £780, COUNCIL TAX BAND A, ENERGY RATING: D

PAISLEY  
PROPERTIES



**ENTRANCE 8'2" (max) x 7'10" (max) approx.**

You enter the property through a part glazed composite door into the spacious entrance hall, where there is ample space to remove and store coats and shoes. There is neutral decor, tiled flooring, dome lighting and a doorway leads to the dining kitchen.

**DINING KITCHEN 15'2" x 14'6" approx**

The surprisingly spacious kitchen located at the back of the property, has solid timber wall and base units, pale wood effect work tops and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a single electric oven, four ring gas hob and a concealed extractor hood above. The room is decorated in neutral tones, has dome lighting and a tiled floor and there is space for and under counter fridge and freezer. To one side of the room there is ample space for a large dining table and chairs and door leads through to the utility room, entrance hall and a staircase rises to the first floor.

**UTILITY ROOM 8'2" x 5'8" approx**

Located directly off the kitchen, the handy utility room is perfect to store household items. There is a fitted washing machine and the properties combination boiler is located here.

**FIRST FLOOR LANDING**

Stairs rise from the kitchen to the first floor landing, where doors lead to the lounge, bedroom one and shower room.

**LOUNGE 15'7" x 15'3" approx**

Located at the front of the property, this large lounge has wonderful views towards Emley Moor Mast from the two front facing uPVC windows. The room has neutral decor, grey oak effect laminate flooring and dome lighting. There is ample space for freestanding living room furniture and doors lead to the landing and 2nd floor staircase.



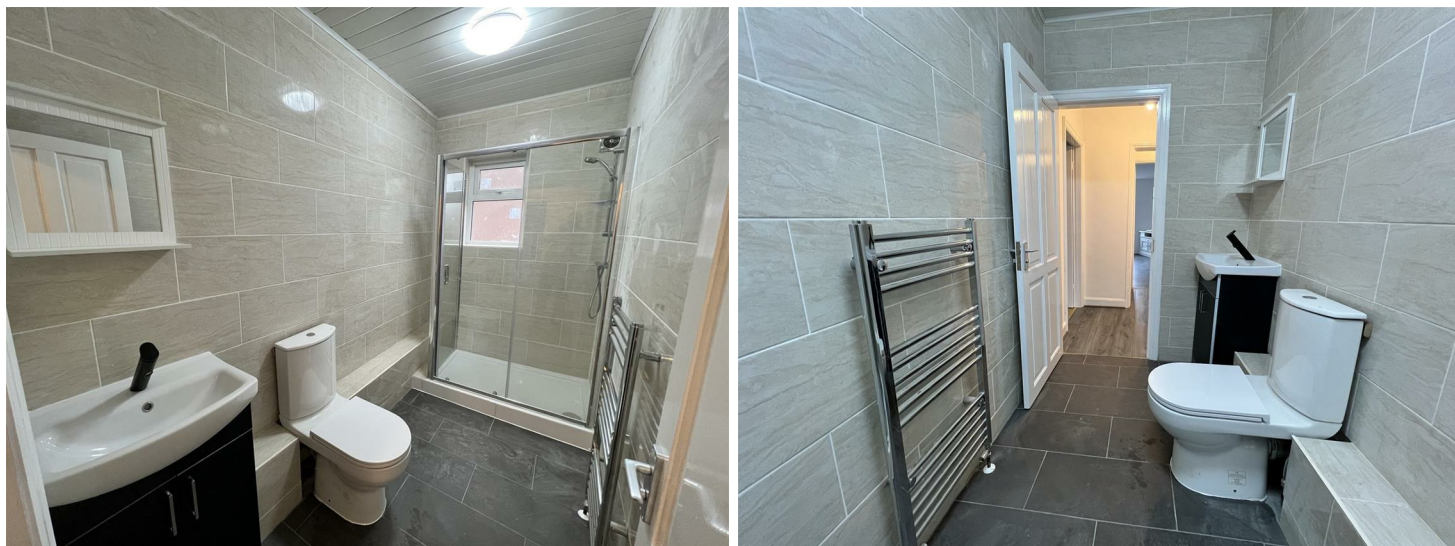
### **BEDROOM ONE 14'6" x 9'9" approx**

Located at the back of the property, this good sized bedroom has the wonderful addition of a separate versatile space, which could lend itself to being a walk-in wardrobe, office, study or just used as storage. The room has been freshly decorated, has pale laminate flooring and dome lighting and there is a rear facing uPVC window and a door leads back to the landing.



### **SHOWER ROOM 9'8" xx 4'10" approx**

Located at the rear of the property, this modern shower room has just been installed and features a large double shower enclosure with chrome thermostatic shower, a low flush w.c and sink with vanity unit below. The walls are fully tiled with pale tiles and there are contrasting tiles to the floor. The room has a chrome ladder style towel radiator, wall mounted mirrored cabinet and dome lighting.



### **ATTIC BEDROOM 22'9" (reduced height) x 15'1" approx**

This amazing space sits atop the house and is accessed from a staircase rising from the lounge. The room has been painted white, has beech laminate flooring, dome lighting and there are dual Velux windows and side window providing the space with ample light.





## EXTERNAL

Externally the property benefits from a private parking space, which could equally double up as a low maintenance garden parking wasn't required.



## **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.

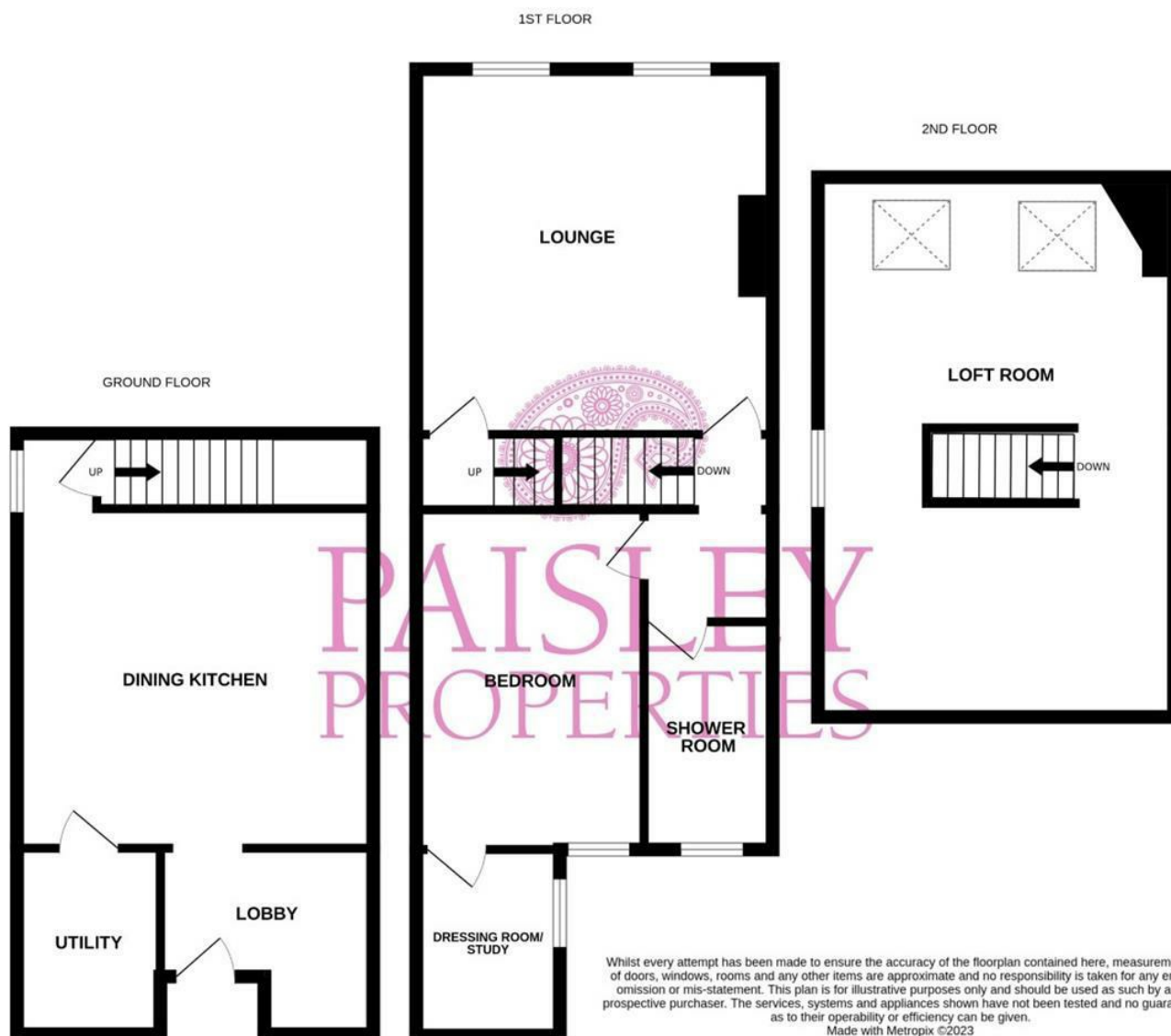
## **PAISLEY SURVEYORS**

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.

## **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. \*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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