

1 New Street,
Huddersfield HD8 9JP

PCM
£800 PCM



A WELL PRESENTED TWO BEDROOM END TERRACE WITH OFF ROAD PARKING,
OUTBUILDING AND A SMALL GARDEN.
AVAILABLE IMMEDIATELY / UNFURNISHED/ NO PETS / NO SMOKERS / BOND
£920 / ENERGY RATING C / COUNCIL TAX BAND A

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'3" m apx x3'10" apx max

You enter the property through a white UPVC door into the entrance hallway whether there is space to hang Coates on arrival. A carpeted staircase ascends to the first floor and a door leads to the lounge.

LOUNGE 14'9" apx x 12'8" apx max

Tastefully decorated with feature wallpaper and shelving to the alcoves either side of the chimney breast which has an opening suitable for an electric fire and a stone hearth, this spacious lounge has ample space for lounge furniture. Wood effect laminate flooring runs under foot and there is a central spotlight fitting. A large window looks out to the quiet street and allows natural light to flood in. Doors lead to the cellar and entrance hallway and an opening leads to the kitchen.

**KITCHEN 6'2" apx x 15'7" apx max**

Spanning the width of the property and having windows to dual aspects this long galley kitchen is fitted with a range of pale grey gloss base and wall units, black roll top laminate worktops, white tiled splashback and a stainless steel sink and drainer with mixer tap. There is space and plumbing for a washing machine and space for a tall fridge freezer cooking facilities comprise of an electric four burner hob with a stainless steel extractor fan over and an electric oven beneath. A small breakfast bar offers an informal dining solution. Grey wood effect vinyl flooring runs under foot and there are spotlights to the ceiling. An opening and three steps lead down to the lounge.



CELLAR 11'11" apx max x 5'6" apx

Accessed via a door and a set of stone steps from the lounge this useful cellar is equipped with light and power and offers a good storage space. The properties combination boiler is located just at the top of the staircase.

FIRST FLOOR LANDING 9'1" apx max x 3'1" apx max

A carpeted staircase ascends from the entrance hallway to the first floor landing which has dark grey carpet under foot, pendant lighting and a hatch giving access to the loft. Doors lead to the two bedrooms and house bathroom.

BEDROOM ONE 14'11" apx max x 9'9" apx max

Positioned to the front of the property with a window overlooking the quiet lane this large double bedroom has neutral decor, pendant lighting, dark grey carpet underfoot and benefits from built-in wardrobes to the alcove. A door leads to the landing.

**BEDROOM TWO 15'6" apx x 6'8" apx**

Located to the rear of the property with a side facing window this good sized double bedroom has striking decor with a dark painted feature wall, pendant lighting and dark grey carpet underfoot. A door leads to the landing.



BATHROOM 6'2" apx x 5'5" apx

This modern bathroom is fitted with a grey three-piece suite comprising of a low-level WC pedestal hand wash basin and a bath with an electric shower over. Grey tile effect aqua boards are on the walls and there is grey wood effect vinyl flooring running under foot. There is a white painted bathroom cabinet providing some storage and also a large cupboard over the stairs providing storage for bathroom essentials. An obscure window allows copious amounts of natural light to enter and a door leads to the landing.



EXTERIOR

To the front of the property sits a small garden area enclosed by a fence. There is also an outhouse suitable for storage. There is also a secure cupboard on the gable end which offers storage for household items.

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).

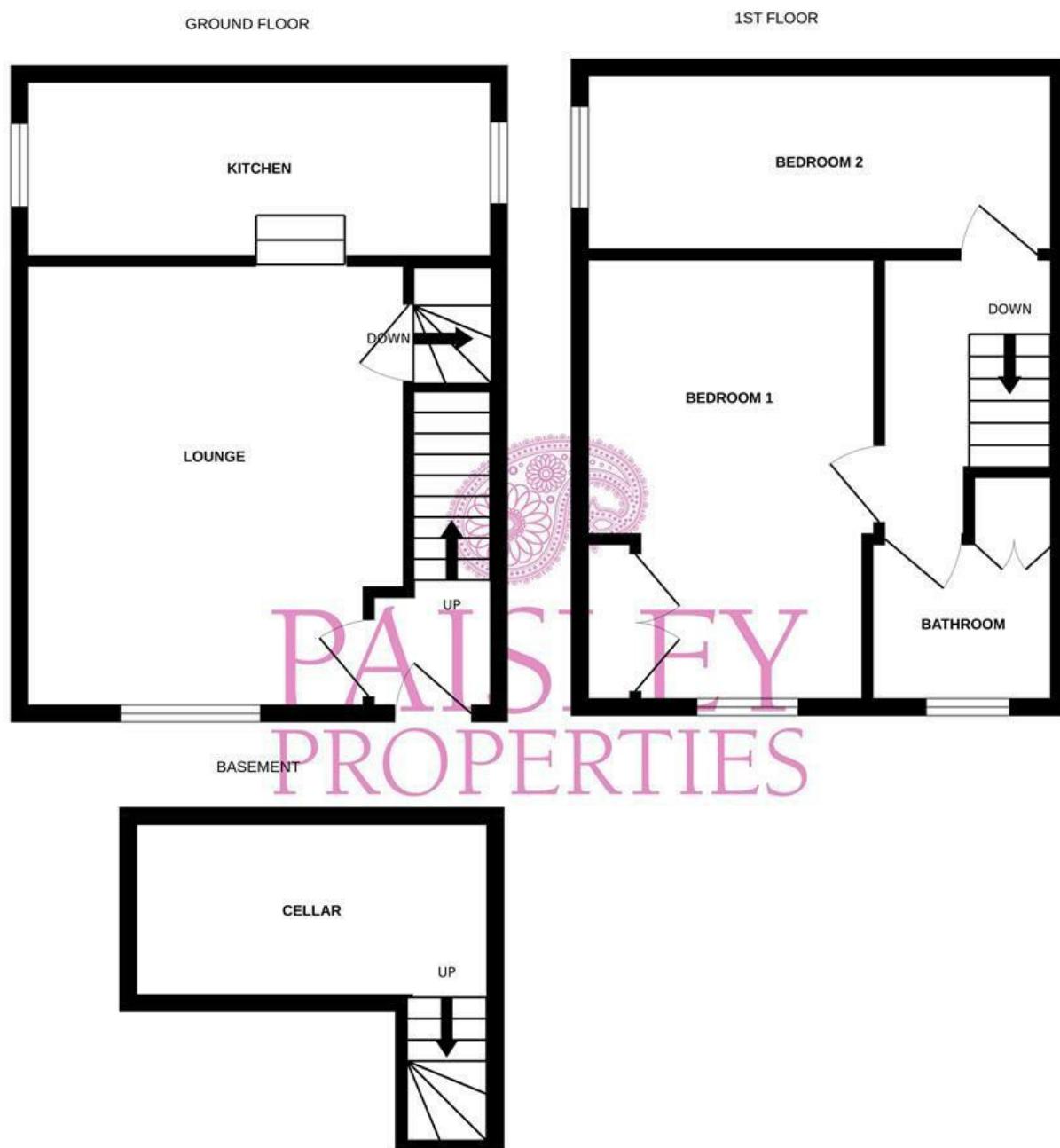
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We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if 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. *



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		70
EU Directive 2002/91/EC		
England & Wales		

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

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

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