

52a Barnsley Road,
Flockton WF4 4DW

£750



THIS TWO BEDROOM SEMI-DETACHED COTTAGE IS NEUTRALLY DECORATED THROUGHOUT AND BURSTING WITH CHARACTER. IT HAS A SHARED GARDEN TO THE REAR AND GATED OFF ROAD PARKING TO THE FRONT. AVAILABLE IMMEDIATELY / PART FURNISHED / NO PETS / NO SMOKERS / BOND £865 / ENERGY RATING D / COUNCIL TAX BAND

PAISLEY
PROPERTIES

KITCHEN 8'2" apx x 12'6" apx max

You enter the property through a part glazed timber door into the kitchen which is fitted with a range of light wood effect base and wall units, grey mottled laminate worktops, white tiled splashbacks and a stainless steel single bowl sink and drainer. Appliances include a freestanding gas cooker, a slimline dishwasher, a washer dryer and microwave. There is a freestanding dresser to one wall for extra storage. Exposed timber beams and spotlights to the ceiling and ceramic tiles run underfoot finishing the room beautifully. A front facing window with a deep tiled sill looks out to the front of the property. An opening leads through to the living room.



LIVING ROOM 10'1" apx x 19'1" apx max

Enjoying stunning garden views from its sliding patio doors this stunning lounge has exposed timber beams and a large stone inglenook fireplace as a focal point. The room has been neutrally decorated with varnished timber woodwork and two flush light fitting to the ceiling. Beige carpet runs underfoot. There is ample space to accommodate both lounge and dining furniture. A useful under stairs cupboard provides storage for household items. A timber staircase ascends to the first floor landing.



FIRST FLOOR LANDING 13'6" apx x 367'5" apx max

A timber staircase rises from the lounge to the first floor landing which stretches from front to back and has doors leading to the two bedrooms and shower room besides a useful storage cupboard at the top of the stairs. Carpet runs under foot and there is a spotlights to the ceiling.

BEDROOM ONE 11'3" apx x 11'10" apx max

Located to the rear of the property and enjoying far reaching views from its low level window which also allows natural light to cascade in, this neutrally decorated double bedroom has beige carpet underfoot, white plastic curtain rails and a pendant light fitting. This room also benefits from a set of wardrobes. A door leads to the landing.



BEDROOM TWO 7'0" apx to robes x 12'2" apx into alcove.

Situated to the front of the property with a large window with a roller blind overlooking the front courtyard, the second bedroom benefits from a built-in wardrobe with timber louvre doors to one wall and has ample space for freestanding bedroom furniture. This room boasts neutral décor and beige carpet underfoot. A door leads to the landing.



SHOWER ROOM 5'5" apx x 7'9" apx max

This modern shower room is fitted with a white suite comprising of a low-level cistern WC, a pedestal wash basin with chrome taps and a corner quadrant shower enclosure equipped with electric Mira shower. The walls are partially tiled with pale grey marble effect tiles and wood effect laminate flooring runs under foot. A spotlight central fitting lights the room well and there is a further light over the mirror above the wash basin. A tall built in cupboard is the perfect place to store bathroom essentials. A high-level obscure window with a deep tiled sill allows natural light to enter and a door leads to the landing.



GARDEN

To the rear of the property is a beautiful large garden which belongs to the neighbour who owns the property and allows the tenants of the cottage to have use of it.



FRONT & PARKING

To the front of the property is a set of electric gates which give access to a gravelled driveway providing off road parking for two vehicles.



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).

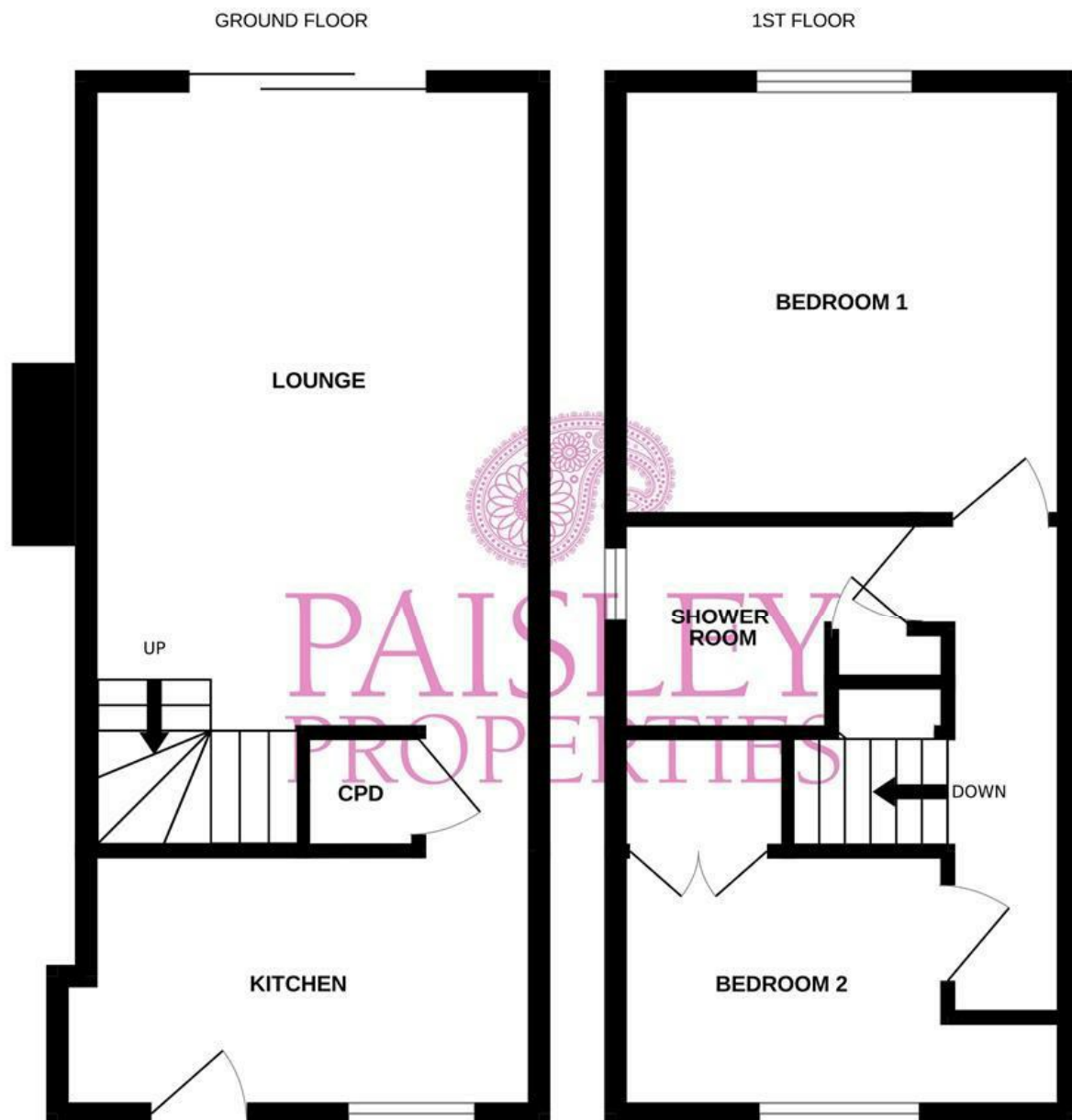
PAISLEY PROPERTIES

Paisley Properties 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			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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