

30 Baildon Way,
Skelmanthorpe HD8 9GY

PCM
£700 PCM



SPACIOUS AND MODERN SECOND FLOOR APARTMENT ON POPULAR DEVELOPMENT IN SKELMANTHORPE, WITH DESIGNATED PARKING SPACE AND COMMUNAL GARDENS

AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £805 ,
ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE

To the front of the property is a glazed timber door which opens into the communal hallway with stairs leading to the apartment entrance.

HALLWAY

You enter the property through a wooden door into the spacious hallway. This area benefits from a built in storage cupboard perfect for storing coats, shoes and other household items. The property has an entry phone system and doors lead through to the living room, two bedrooms and house bathroom.

LIVING ROOM 17'3" ap x 10'5" apx max

The living area has neutral décor with carpeted flooring and offers lots of space for free standing living room furniture whilst still allowing plenty of room to house a dining table and chairs. A set of patio doors with a Juliette balcony allows an abundance of light to enter. A door leads to the kitchen and hallway.



DINING KITCHEN 12'2" apx x 7'4" apx max

The kitchen is fitted with a range of cream and wood effect wall and base units, pale wood block style roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a four ring gas hob and an electric oven. There are spaces for a fridge freezer and plumbing for a washing machine. The kitchen area has neutral décor, vinyl flooring underfoot and a window looking out over the communal garden to the rear of the property.



BEDROOM ONE 11'1" apx x 10'2" apx max

Positioned to the rear of the property this double room has a useful fitted wardrobe and is neutrally decorated and has carpeted flooring. A large window looks out to the rear of the apartment with views over the communal gardens. A door leads to the hallway.

**BEDROOM TWO 12'5" apx x 10'0" apx max**

This is another good sized double bedroom which is located to the front of the property. It is neutrally decorated with carpeted flooring and has ample room for freestanding bedroom furniture. A door leads to the hallway.

**BATHROOM 12'0" m apx x 5'2" apx max**

The bathroom is fitted with a three piece white suite comprising of a bath with shower over, pedestal hand wash basin and low level W.C. The bathroom is fully tiled in beige wall tiles and has spotlights to the ceiling. The room benefits from vinyl flooring, a heated ladder style towel rail and a large 2 door storage cupboard. An obscure glazed window faces the rear of the property and a door leads to the hallway.



PARKING

To the front of the property is a designated parking space. There is also additional visitor parking.

COMMUNAL GARDENS



To the rear of the property is a communal garden space.

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).

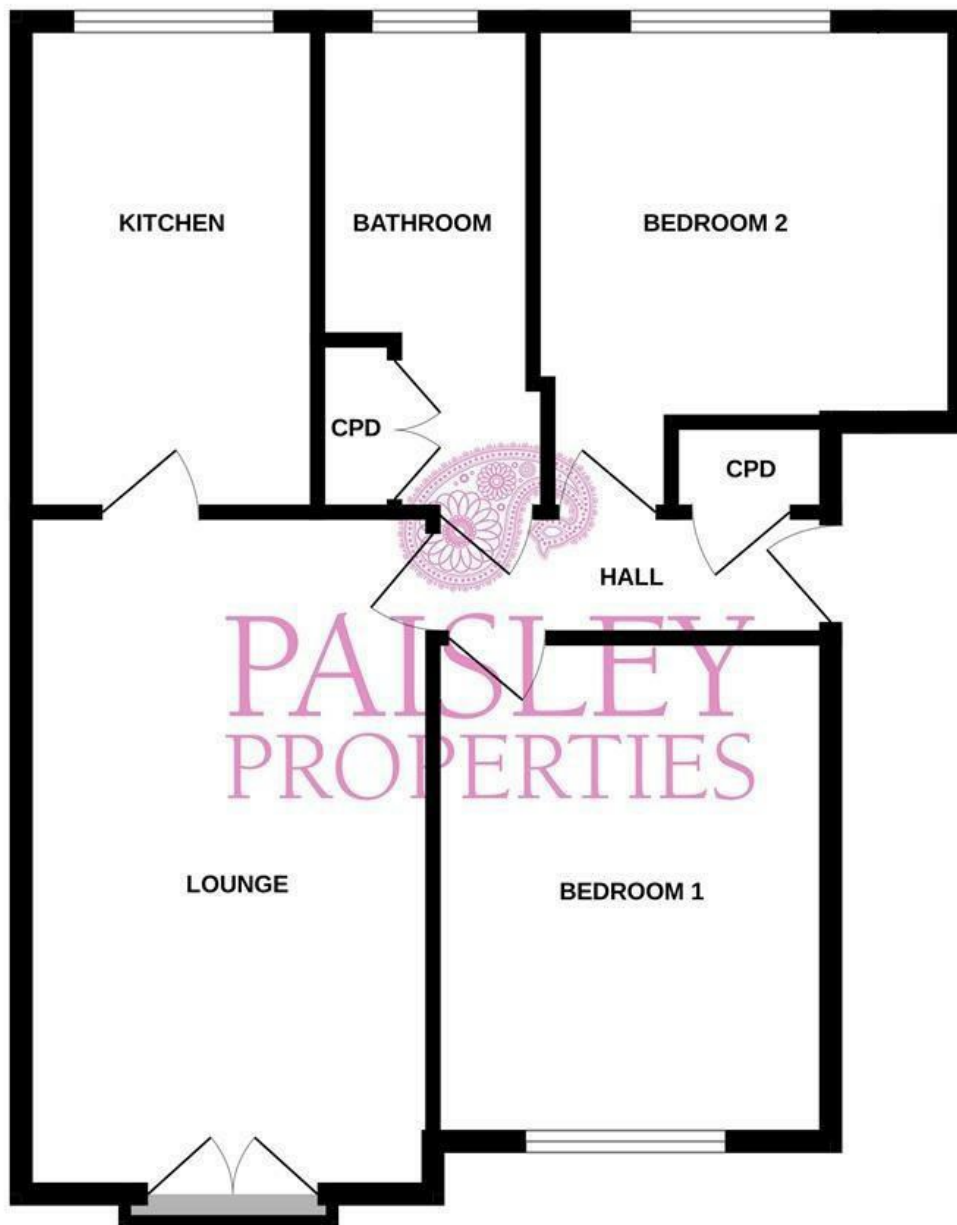
PAISLEY PROPERTIES

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.

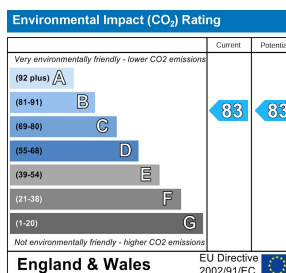
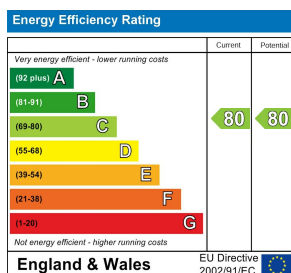
PAISLEY MORTGAGES

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.
Made with Metropix ©2023



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

PAISLEY
PROPERTIES