

67 Abbey Road,  
Shepley HD8 8EL

PCM  
£1,025 PCM



THIS SUPERB, RECENTLY RENOVATED, THREE BEDROOM STONE BUILT TERRACE PROPERTY OFFERS GENEROUS ACCOMMODATION OVER THREE FLOORS WITH THE ADDED BENEFIT OF AN ATTIC ROOM AND LOWER GROUND FLOOR LIVING SPACE. IT HAS AN ENCLOSED REAR GARDEN AND AN OFF ROAD PARKING SPACE.

AVAILABLE FROM END OF DECEMBER, UNFURNISHED / PETS CONSIDERED / NO SMOKERS / DEPOSIT £1180 / COUNCIL TAX BAND B, ENERGY RATING: D

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY



You enter the property through a uPVC door into a lovely welcoming entrance hall where there is room to store coats and shoes. There is pale grey vinyl flooring and doors lead through to the dining kitchen and lounge. Stairs ascend to the first floor landing.

## LOUNGE 12 x 11'6



Positioned to the front of the property, this good sized lounge has plenty of character from the high ceiling, picture rail and decorative fireplace with electric stove. There is a front facing uPVC window providing plenty of light and there is ample space for freestanding living room furniture. A door leads into the hallway.

### **DINING KITCHEN 15'3" x 12'9"**



This stylish dining kitchen has been recently fitted with a range of walnut effect base and wall units, pale grey square edge laminate worktops, white tiled splashbacks and a stainless steel double bowl sink with mixer tap. Cooking facilities comprise of a mirror fronted electric double oven and a five burner gas hob with stainless steel chimney hood over. Integrated appliances include a tall fridge freezer and a dishwasher. There is space to accommodate a good sized dining table. A rear facing window provides a pleasing outlook over the rear garden. There is grey tile effect vinyl flooring. Doors lead through to the hallway and the ground floor landing

### **LOWER GROUND FLOOR HALLWAY**

A stone carpeted staircase leads from the kitchen down to the lower floor where doors lead to the lower ground floor and family room/utility.

### **BEDROOM THREE 15'5" x 10'8" max**



This good sized bedroom has been recently converted and has wood effect laminate flooring, spotlights and a window allowing natural light to enter from above. A cupboard houses the property's meters. Doors lead into the en suite and lower ground floor hallway.



### **EN SUITE 3'9" x 6'3" max**



This recently fitted en suite shower room is beautifully finished and fitted with a low level W.C., wall mounted hand wash basin with mixer tap and a double walk in shower enclosure with black thermostatic mixer shower. The room is fully tiled in grey with decorative tiles to the shower area, there are co-ordinating ceramic floor tiles. An illuminated mirror cabinet, black towel radiator and spotlights complete the look. A door leads into the bedroom.

### **FAMILY ROOM / UTILITY SPACE 15'3 x 12'9**



This great sized room has utility room facilities in the form of a sink and drainer with plumbing for a washing machine to one corner. This could easily be extended to make an extra kitchen space/ lounge for self-contained lower ground floor accommodation. There is non slip flooring and a window look out onto the pretty garden space. Doors lead to the lower ground floor hallway and rear lobby.

### **REAR LOBBY**

This lobby has an understairs cupboard for storing household items. An external door leads out to the rear garden. A door leads into the family room / utility space.

### **FIRST FLOOR LANDING**

A staircase ascends from the hallway to the first floor landing which benefits from a rear facing window allowing the landing to be nice and bright. Doors lead through to the two bedrooms, house bathroom and a staircase rises to the attic

### **BEDROOM ONE 15'1" x 10'0" approx**



This spacious double bedroom is positioned to the rear of the property and has a large rear facing window offering views over the garden. Having an original fireplace, this room is full of charm with high ceilings and deep skirting boards. There is space for free standing bedroom furniture and a door leads to the first floor landing.

### **BEDROOM TWO 12'0" x 10'0" approx**



Positioned to the front of the property with a window overlooking the road, this light and airy characterful double bedroom has a decorative original fireplace. There is room to accommodate freestanding bedroom furniture. It is neutrally decorated and has a door leading onto the landing.



### **HOUSE BATHROOM 8'5" x 5'6" approx**



This stylish bathroom has been fitted with a white Victorian style three piece suite comprising of a low level W.C., pedestal wash basin and bath with a waterfall thermostatic mixer shower over. The floor and bath panel are finished with slate tiles and the room is fully tiled with large beige wall tiles. A mirror cabinet, chrome heated towel radiator and spotlights complete the scheme. A front facing obscure window allows natural light to enter. A door leads on to the landing.

### **ATTIC ROOM 17'10" x 16'0" (reduced height) approx**



Accessed via a staircase from the first floor landing, this fantastic sized room is currently used as a third bedroom, but it could be used for a variety of uses. There are angled ceilings, eaves storage and a Velux window. The room has plenty of space to accommodate a double bed and free standing furniture.

## **PARKING & GARDENS**



To the front of the property is a small low maintenance area with space for pots and plants. To the rear of the property is a fully enclosed garden with lawned area, separate patio and is fully enclosed by timber fencing and hedges. There is a right of access through the rear garden for the other properties in the row.

There is an off road parking space which is situated just off the driveway to the neighbouring property.

## **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**

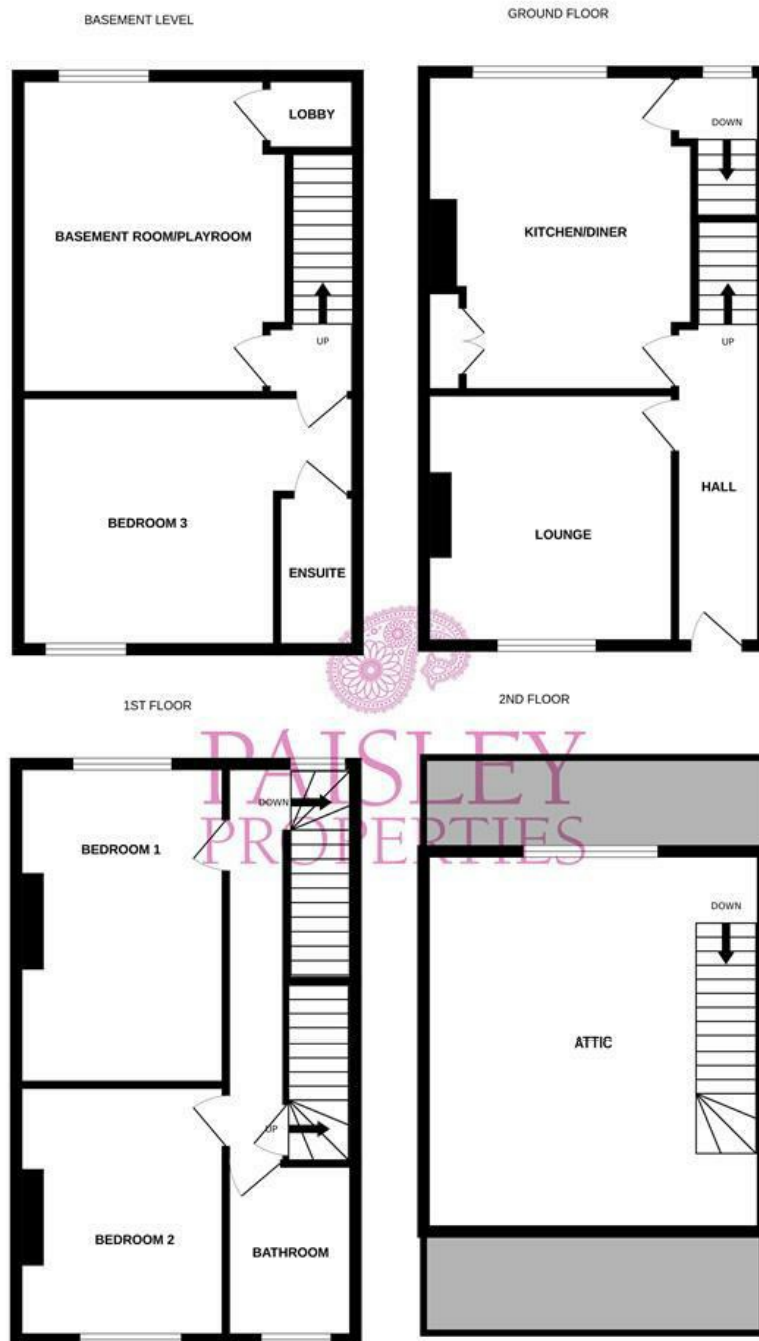
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact 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. \*

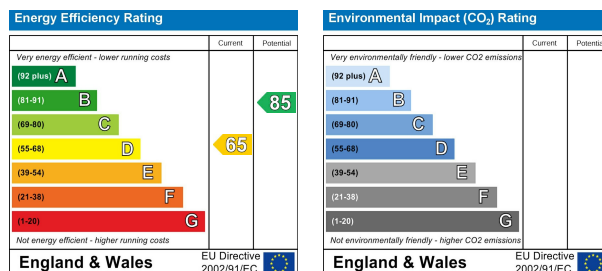
## **PAISLEY SURVEYORS**

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.





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 ©2022



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