131 Wakefield Road, Scissett HD8 9HR

PCM

£700 PCM















HAVING BEEN NEWLY RENOVATED, THIS FANTASTIC TWO BEDROOM END TERRACE PROPERTY INCLUDES SPACIOUS ROOMS, MODERN SHOWER ROOM, OFF ROAD PARKING, NEUTRAL DECOR AND IS WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES.

AVAILABLE: IMMEDIATELY / UNFURNISHED / NO SMOKERS / BOND: £805 / COUNCIL TAX BAND: A / ENERGY RATING: C74

PAISLEY
PROPERTIES

LIVING DINING ROOM 14'4" x 13'4" max
You enter the property through a composite door into this generous living dining room which has ample space for freestanding furniture. There is a chimney breast with alcoves either side, one of which houses a handy cupboard neatly storing the property's electrical fuse box. Laminate flooring completes the space, a front facing window floods the room with light and a door leads to the kitchen.




KITCHEN 11'3" x 8'7" max
Situated to the rear of the property, this fabulous kitchen is fitted with a range of shaker style wall and base units, roll top wood effect work surfaces, blue tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, electric oven, four ring gas hob with extractor fan over, and there is space / plumbing for a washing machine. A window overlooks the rear, there are spot lights to the ceiling and tiled flooring underfoot. A composite door opens onto the rear, an internal door leads to the living dining room and a staircase rises to the first floor.




FIRST FLOOR LANDING
Stairs ascend from the kitchen to the first floor landing which has doors to the two bedrooms and shower room.

BEDROOM ONE 14'4" x 10'9" max
Located to the front of the property, this good sized double bedroom is neutrally decorated, has fresh carpeted flooring and a large front facing window. A door leads to the landing.




BEDROOM TWO 8′1″ x 11′6″ max
Another good sized bedroom this time positioned to the rear of the property and benefiting from a storage cupboard over the stairs which houses the property's combination boiler. There is carpeted flooring, neutral decor and a door leads to the landing.




SHOWER ROOM 8′0″ x 4′7″ max
This stunning, contemporary shower room is fitted with a three piece white suite comprising of a double shower cubicle with rain fall shower and handheld attachment, low level WC and vanity hand wash basin with mixer tap over. The room is mainly tiled with attractive white marble effect tiling, there is complimentary laminate flooring and spot lights to the ceiling. A door leads to the landing.




GARDENS & PARKING
Externally the property benefits from off-road parking and a stone flagged patio adjacent to the property is currently under construction. Off road parking to the rear.

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.

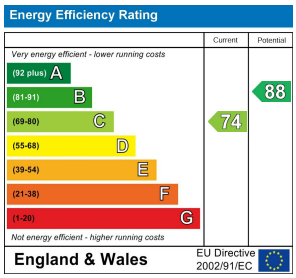
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

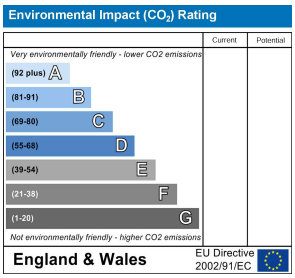
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment 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 for a free, no obligation quote or for more information.





www.paisleyproperties.co.uk

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