

16 Northgate,
Almondbury HD5 8RX

PCM
£775 PCM



AVAILABLE IMMEDIATELY, UNFURNISHED, NO SMOKERS,
BOND £890, ENERGY RATING D, COUNCIL TAX A

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed uPVC door into the welcoming entrance hall. Stairs with a timber balustrade ascend to the first floor landing and a door leads through to the living room.

LIVING ROOM 14'10" max x 13'4" max



This spacious reception room has a stone fireplace housing an electric stove with timber and inset shelving offering a focal point to the room. A large front facing window fills the room with natural light, exposed beams and spotlighting adorn the ceiling and doors lead back through to the entrance hall and through to the kitchen.

KITCHEN 17'11" max x 5'5" max



Spanning the rear of the property, this attractive kitchen has a window overlooking the garden and is fitted with a range of pale grey wall and base units, contrasting work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and a four ring electric hob with an extractor fan above. There is plumbing for a washing machine and space for a freestanding fridge freezer. Vinyl flooring flows underfoot and doors open to the cellar head and back through to the living room. A part glazed external door provides access to the garden.

CELLAR 12'5" max x 10'2" max



A vaulted cellar with inset shelving provides storage for extra household items.

FIRST FLOOR LANDING

A staircase ascends from the entrance hall to the first floor landing and doors lead through to two bedrooms and the house shower room.

BEDROOM ONE 16'6" max x 11'3" max



Flooded with natural light through its two windows and overlooking the street scene below, this generous double bedroom has an original cast iron fireplace, fitted floor to ceiling storage with hanging space and ample room for freestanding bedroom furniture. There are exposed beams and drop lights to the ceiling and a door opens to the landing.



BEDROOM TWO 11'6" max x 7'3" max



Located to the rear of the property with pleasant garden views, this neutrally decorated double bedroom has an exposed beam to the ceiling, space for bedroom items and a door opens to the landing.

SHOWER ROOM 7'10" max x 3'10" max



The modern shower room is fitted with a corner shower with sliding glass screen, a pedestal hand wash basin and a low level W.C. The room is fully splash boarded, has a chrome towel radiator and a rear obscure window. Vinyl flooring flows underfoot, there are spotlights to the ceiling and a door opens to the landing.

REAR GARDEN



The well maintained garden offers a range of spaces to enjoy which includes a patio area ideal for dining out and a lawn with flower bed borders. A path leads to the rear of the garden where there is a timber shed ideal for storage.

EXTERNAL FRONT



Stone steps ascend to the front door and offer a view over the village, there is space for decorative pots/planters if desired.

Permit Parking can be applied for from Kirklees if required.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

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.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.

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).

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 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		
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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