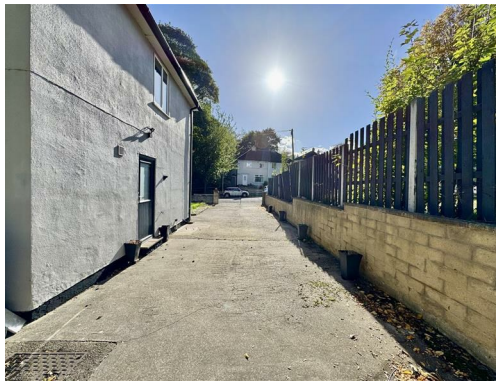
147 Southfield Road, Almondbury HD5 8UA

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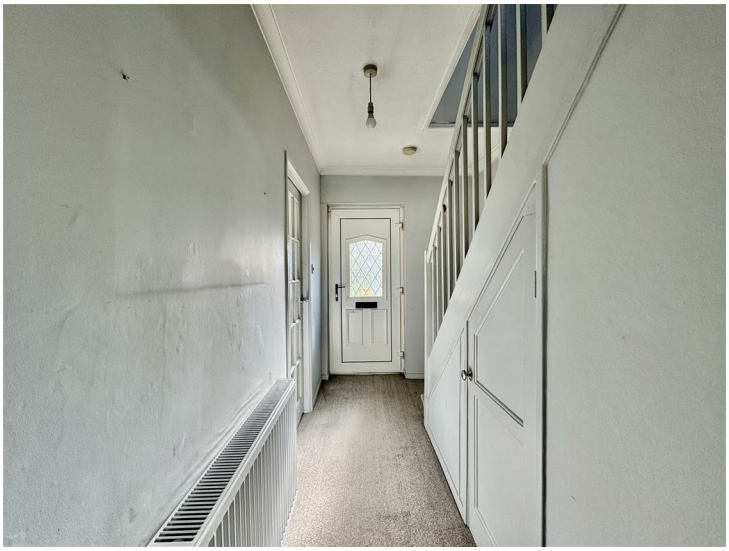




AVAILABLE FROM NOVEMBER, UNFURNISHED, NO SMOKERS, BOND £1065, COUNCIL TAX BAND A, ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALLWAY





You enter the property through a UPVC door into this welcoming entrance hallway with an under-stairs storage cupboard and plenty of space to remove coats and shoes on arrival. A door opens to the living room and the breakfast kitchen. A staircase ascends to the first floor landing.

LIVING ROOM 12'7" max x 11'5" max





Located at the front of the property is this bright reception room which has a large window with an outlook over the front garden. There is space for living room furniture and a marble effect fireplace houses a pebble effect electric fire. Glazed sliding doors open through to the dining room and a door leads back through to the entrance hallway.

BREAKFAST KITCHEN 9'11" max 9'8" max




This attractive kitchen is fitted with a range of wall and base units, complimentary work surfaces with tile bevelled metro splashbacks and a stainless sink with mixer tap over. Integrated appliances include an electric oven and a four ring gas hob with extractor fan over. There is plumbing for a washing machine and space for a fridge freezer. A storage cupboard houses the boiler and provides space for extra household items. To the side of the kitchen is a breakfast bar ideal for informal dining. A window overlooks the rear garden, spotlights adorn the ceiling and tile flooring flows underfoot. An external door leads to the side of the property and doors leads through to the entrance hallway and dining room.




DINING ROOM 8'11" max x 8'9" max




The dining room has a view over the rear garden and offers room for freestanding furniture. Sliding doors open to the living room and a door leads through to the breakfast kitchen.

FIRST FLOOR LANDING




Stairs ascend from the entrance hallway to the first floor landing which has a side window offering a lovely view over Fernside Park and doors open to two double bedrooms and the house bathroom.

BEDROOM ONE 15'9" max x 10'3" max




Located to the front of the property is this generously proportioned and neutrally decorated double bedroom with an integrated wardrobe, ample space for additional freestanding furniture and two windows overlook the front garden and street scene below. A door leads through to the landing.

BEDROOM TWO 11'11" max x 8'5" max




This good sized double bedroom is situated at the rear of the property and has space for freestanding furniture and two sets of integrated wardrobes. A rear facing window has a view of the back garden and the park beyond. A door leads through to the landing.

BATHROOM 6'6" max x 5'4" max





Located at the rear of the property, the modern bathroom comprises of a white three piece suite, including a bath with shower over and glass screen, a pedestal hand wash basin with mixer tap and low flush W.C. The room is partially tiled with contrasting tile underfoot. There is a chrome towel radiator, an obscure glazed window and a door leads through to the landing.

REAR GARDEN

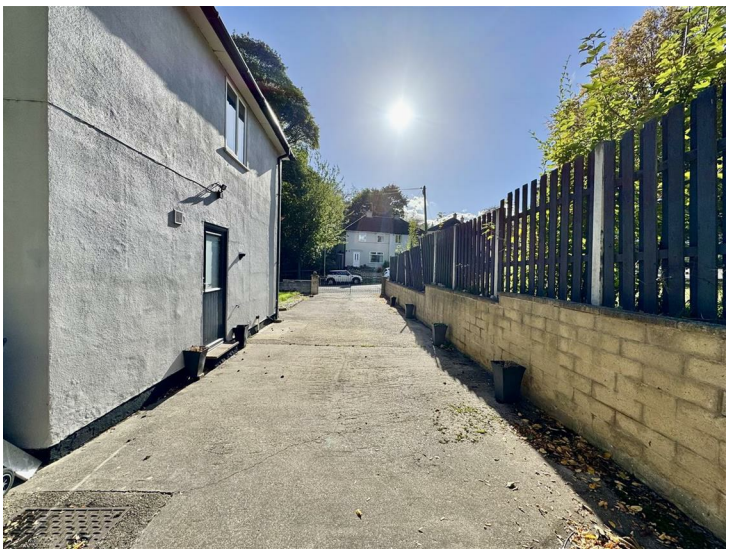


Accessed from the driveway is the rear garden which has a patio ideal for outdoor dining, stone steps ascend to the lawn and a further paved area which has ample space for garden furniture.

EXTERNAL FRONT AND DRIVEWAY



The front lawn is surrounded with flowerbed and shale borders and a path leads to the front door.
Double wrought iron gates open to a generous size driveway providing off-road parking for multiple vehicles.





VIEWS AND SURROUNDINGS





Adjoining the property is Fernside park.

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. 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.

As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

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.

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. *

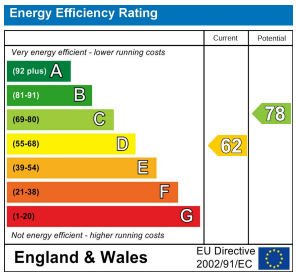
GROUND FLOOR

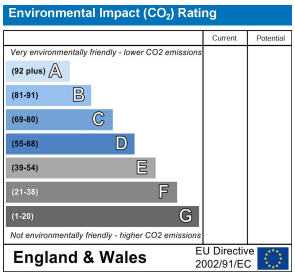
1ST FLOOR



PAISLEY PROPERTIES

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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