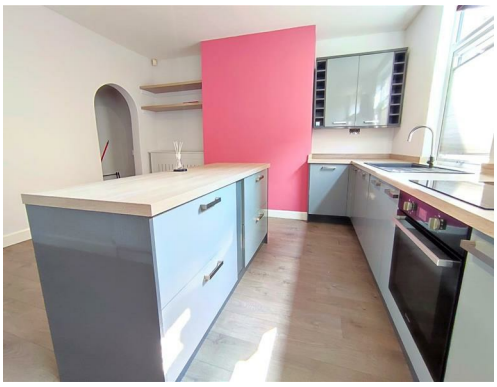
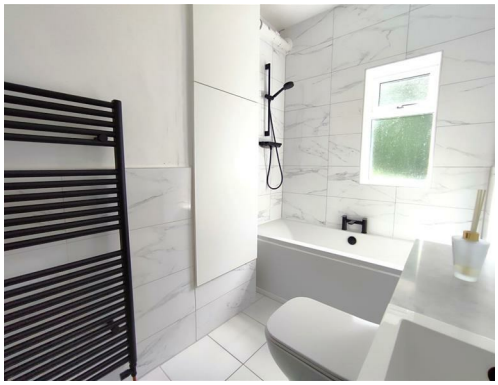
15 New Street, Mapplewell S75 6EJ

PER MONTH
£760 Per Month





NESTLED WITHIN THE POPULAR VILLAGE OF MAPPLEWELL, THIS LOVELY TWO-BEDROOM END TERRACE OOZES BOTH CHARM AND ELEGANCE. THE PROPERTY IS WELL APPOINTED WITH STYLISH AND MODERN TOUCHES THROUGHOUT AND BENEFITS FROM A SPACIOUS LOUNGE, SUPERB DINING KITCHEN, STYLISH BATHROOM, TWO GENEROUS SIZED BEDROOMS AND AN ENCLOSED GARDEN TO THE REAR.

AVAILABLE OCTOBER, UNFURNISHED, PETS CONSIDERED, BOND £875, ENERGY RATING - D, COUNCIL TAX BAND A

PAISLEY
PROPERTIES

LOUNGE 14'1" x 13'10"

You enter the property through an anthracite grey composite door into this lovely lounge which is very spacious and benefits from alcoves to either side of the chimney breast perfect for living room furniture and a lovely fire surround with marble hearth creates a lovely feature to the room. A front facing window allows natural light in, there are neutral tones to the walls, wood effect laminate underfoot and a door leads through to the inner hallway.

INNER HALLWAY

Doors lead from the inner hallway to the dining kitchen and lounge. A staircase ascends to the first floor landing.

DINING KITCHEN 13'6" x 14'0"

Positioned to the rear of the property, is this well proportioned dining kitchen which will easily accommodate a large dining table and chairs. The kitchen is fitted with ample grey gloss wall and base units, wood effect worksurfaces with matching upstands and a black composite sink with drainer and mixer tap over. Integrated appliances include an Indesit electric oven, electric four ring hob with overhead extractor fan, washing machine and there is space in the kitchen for a fridge/freezer. A central island unit has further storage units below with continued wood effect work surfaces and a rear aspect window has a pleasant outlook across the garden Access to the garden can be gained via a rear Upvc door, there is a spotlight bar overhead, wood effect grey laminate flooring and doors lead through to the cellar and inner hallway.

CELLAR

This handy cellar can be accessed via stone steps and provides excellent storage of household items.

FIRST FLOOR LANDING 7′8″ x 4′4″

A carpeted staircase ascends from the inner hallway to the first floor landing where there is loft access via a hatch and doors to two bedrooms and bathroom.

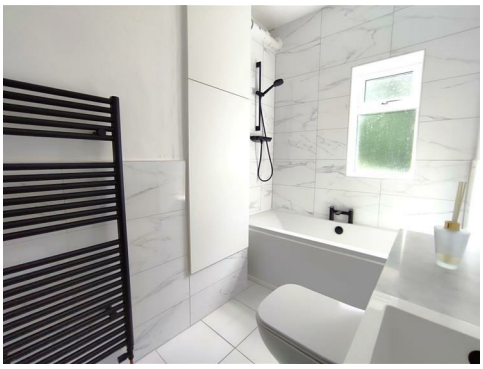
BEDROOM ONE 13′11″ x 14′3″

This generous sized master bedroom is located to the front of the property and offers plenty of space for large pieces of bedroom furniture. A front facing window fills the room with natural light, there is a central light fitting overhead and plush carpet underfoot. A door leads through to the landing.

BEDROOM TWO 13′8″ x 9′6″

Another good sized room this time positioned to the rear of the property with views to the garden through the rear aspect window. There is space for free standing furniture and a bank of glass front wardrobes sit to one wall. There is chic decor to the walls, carpet underfoot and a door leads through to the landing.

BATHROOM



This modern and stylish bathroom is fitted with a white three piece suite which comprises a bath with matt black central mixer tap and overhead black matt shower and a combination vanity hand wash basin and W.C unit. There are white marble tile splashbacks to the bath and sink, spotlights overhead and white tiling underfoot. A matt black heated towel rail sits to one wall, a rear obscure glazed window fills the space with light and there is handy built in storage that houses the boiler. A door leads through to the landing.

FRONT & REAR

To the front, there is a low maintenance slate chip garden creating a lovely entrance to the property, a path to the side provides access to the rear. To the rear there is a lovely enclosed garden that will accommodate garden furniture. There is access for the neighbouring property via the rear garden.

LETTINGS INFORMATION MAPPLEWELL

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).

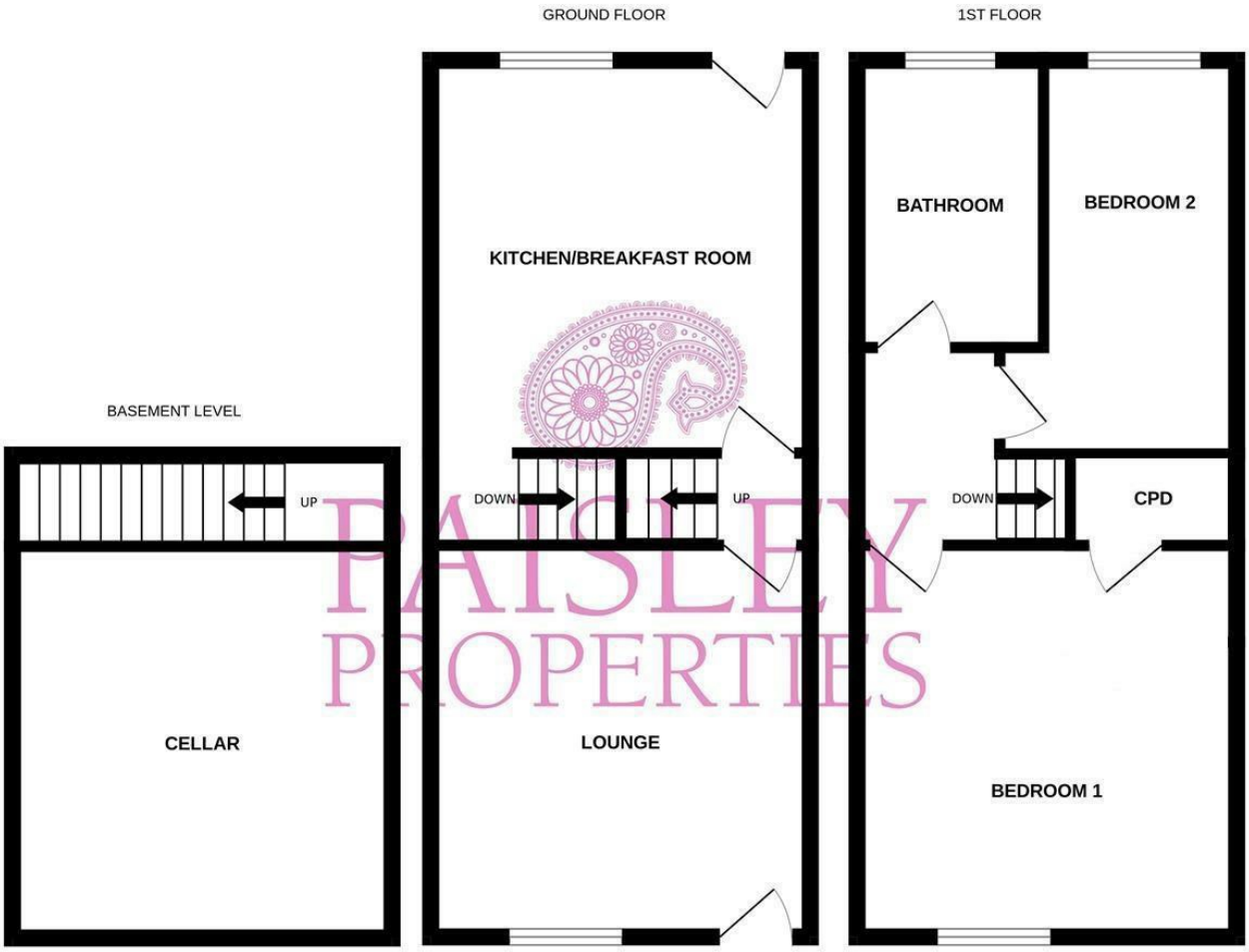
PAISLEY PROPERTIES MAPPLEWELL

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 MAPPLEWELL

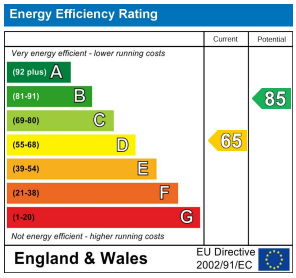
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

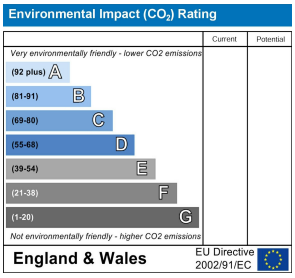
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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.
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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY PROPERTIES