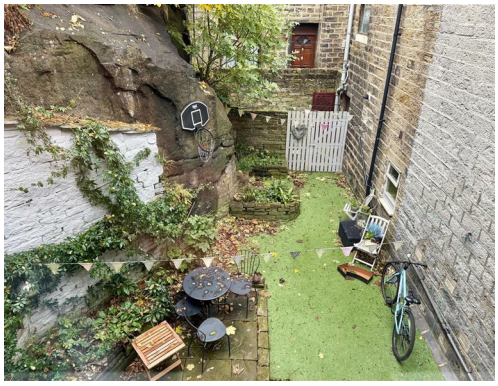
28 Sheffield Road,
New Mill HD9 7EX

PCM
£950 PCM















AVAILABLE MID DECEMBER, WELL PRESENTED AND SPACIOUS TWO BEDROOM MID THROUGH TERRACE WITH COURTYARD GARDEN AND ON STREET PARKING CLOSE TO POPULAR HOLMFIRTH, UNFURNSIHED, NO SMOKERS, BOND: £1095, EPC RATING: D, COUNCIL TAX BAND: B.

PAISLEY
PROPERTIES

HALLWAY
You enter the property through an attractive composite style front entrance door into this welcoming hallway having space for hanging, stairs ascending to first floor and door to living room.

LIVING ROOM 16'0 apx x 12'1 apx
A delightfully cosy yet spacious living room positioned to the front of the property and having a feature stone inglenook fireplace, generous space for freestanding furniture, Upvc double glazed window to front elevation with fitted window seat, door giving access to cellar and door with step down to dining kitchen.

CELLAR
Accessed via a door from the living room, stone steps descend to this useful and spacious vaulted cellar which includes central stone slab.

DINING KITCHEN 15'0 apx x 11'1 apx
Being positioned to the rear this is a good sized kitchen being fitted with a comprehensive range of modern grey shaker style units with contrasting work surfaces, inset stainless steel sink unit with mixer tap, fitted oven, ceramic hob with extractor hood over, plumbing for washing machine and dishwasher, feature stone fireplace, recessed spotlights to ceiling, wood effect flooring underfoot, generous space for freestanding dining table, double glazed windows to rear and side elevations and door giving access to rear garden.

FIRST FLOOR LANDING
Stairs ascend to the first floor landing which is split level and provides access to both bedrooms and bathroom.

BEDROOM ONE 16'0 x 16'1 maximum
An extremely generous double bedroom positioned to the front and providing ample space for bedroom furniture as well as a useful walk in store, over stairs storage and two double glazed windows to the front elevation.

BEDROOM TWO 11'1 apx x 8'1 apx
Positioned to the rear this another double bedroom with space for freestanding furniture and double glazed side window overlooking the rear garden.

FAMILY BATHROOM 6'1 x 8'2 maximum
Positioned to the rear and being furnished with a modern yet period style three piece white suite with part brick tiled surround comprising a low level w.c, pedestal wash hand basin, freestanding roll top bath with shower over, useful fitted storage cupboard and double glazed frosted rear window.

EXTERNAL, PARKING AND GARDEN
To the front the property is street lined to the front with limited space for outside pots, steps to front door and on street parking available opposite. The rear garden is accessed both directly from the kitchen or via a shared side passage and affords a surprisingly generous enclosed 'courtyard' style garden designed for ease of maintenance and including an artificial lawn, paved seating area and rockery border.

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. *

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.

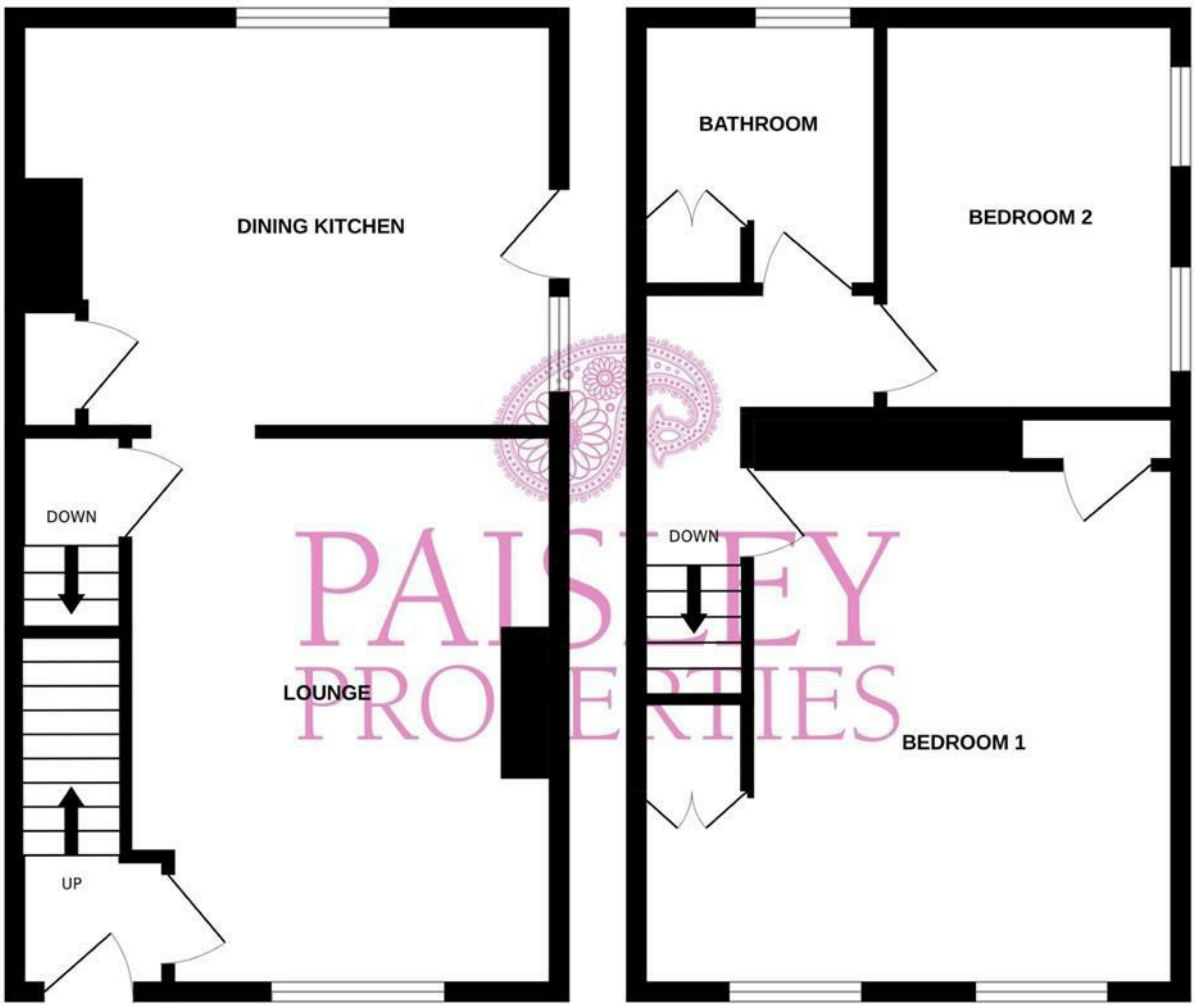
As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

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.

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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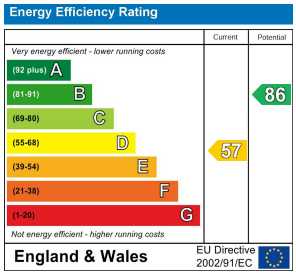

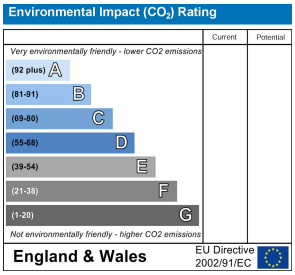

www.paisleyproperties.co.uk

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

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