81 Westgate,
Almondbury HD5 8XQ

PCM
£700 PCM















AVAILABLE NOVEMBER, UNFURNISHED, NO SMOKERS,
BOND £805, ENERGY RATING D, COUNCIL TAX BAND A

PAISLEY
PROPERTIES

ENTRANCE HALLWAY
You enter the property through a partially glazed timber door in to a welcoming entrance hallway with space to hang coats and shoes, a door leads through to the living kitchen and stairs ascend to the first floor landing.

OPEN PLAN LIVING KITCHEN 16'7" max x 13'5" max




This fabulous living space really is the heart of the home and enjoys characterful features such as exposed timber beams, chimney breast and a large wood burner with exposed stone hearth which creates a lovely focal point. The kitchen is located to the rear of the room which is fitted with modern cream gloss wall and base units, contrasting black granite worktops that continue on to the breakfast bar, sink with drainer and mixer tap over, integral electric cooker, four ring gas hob and plumbing for a washing machine. The room has an abundance of space for free standing furniture, windows to the front and rear and wood laminate to the floor. A timber door takes you to the rear garden and a door leads through to the landing.






FIRST FLOOR LANDING
Stairs ascend from the entrance hallway to the first floor landing where there is loft access via a hatch and doors to two bedrooms and the bathroom.

BEDROOM ONE 9'1" max x 8'4" max





Located to the front of the property is this good sized double bedroom with space for free standing furniture, a front elevation window, neutral tones to the walls and a door leads through the landing.

BEDROOM TWO 7′0″ max x 10′10″ max




Positioned to the rear of the property with views to the garden through the rear aspect window is this versatile second bedroom currently being used as a guest/hobby room which could alternatively make a handy home office, There is space for free standing furniture, neutral decor and a door leads through to the landing.

BATHROOM 6′2″ max x 7′8″ max




This contemporary bathroom is fitted with a white three piece suite including bath with over head shower, low level W.C with push flush and pedestal hand wash basin. There are white decorative tiles to the walls, an obscured front facing window, wood laminate to the floor and a door leads through to the landing.

OUTSIDE



The property benefits from a low maintenance enclosed rear garden with a lovely patio adjoining the property, there is plenty of space for garden furniture, pots and plants.





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

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. *

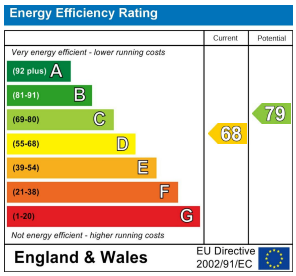
GROUND FLOOR

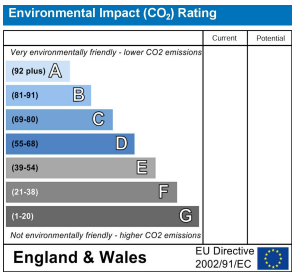
1ST FLOOR



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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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