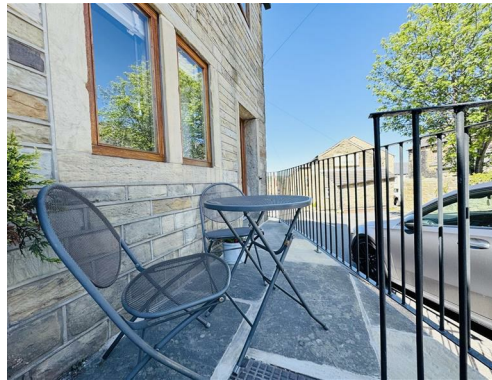


7 Lodge Street,  
Skelmanthorpe HD8 9DR

PER MONTH  
£680 Per Month



THIS BEAUTIFULLY PRESENTED ONE BEDROOM COTTAGE HAS OPEN PLAN LIVING DOWNSTAIRS AND IS BURSTING WITH CHARACTER FEATURES.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO SMOKERS / BOND £780 / ENERGY RATING D / COUNCIL TAX BAND - A

PAISLEY  
PROPERTIES

## LIVING DINING KITCHEN 11'3" apx x 19'5" apx



You enter the property through an oak effect uPVC door into a fabulous open plan dining kitchen boasting wood effect laminate flooring, beams to the ceiling, mullion windows looking out of the front with a stone window seat and neutral décor. To one corner under the staircase is a compact kitchen with grey base and wall units, black laminate worktops, pale grey tiled splashbacks and a single bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise a four burner gas hob with extractor over and an electric fan oven. There is currently a tall fridge freezer and washing machine. A carpeted open staircase ascends to the first floor.



**FIRST FLOOR LANDING 8'5" apx x 5'3" max into alcove**



An open carpeted staircase ascends to the first floor landing which is light and airy courtesy of a side facing window. The property's central heating boiler sits at the top of the stairs. There is an alcove which has been fitted out as a wardrobe space with a hanging rail and shelves. Doors lead to the bedroom and bathroom.

**BEDROOM ONE 9'10" apx x 11'0" apx**



This neutrally decorated, good sized double bedroom is full of character with beams to the ceiling and mullion windows offering views out to the street. Beige carpet runs underfoot and there are spotlights to the ceiling. A door leads to the landing.

## **BATHROOM 7'5" apx x 8'5" max into alcove**



This well presented modern bathroom is fitted with a three piece white suite comprising a bath with a waterfall thermostatic shower over with a glass screen, a pedestal handwash basin with chrome mixer tap and a low level cistern WC which is nicely located out of view in an alcove. The room is partially tiled with beige tiles round the bathing area and behind the wash basin. There are shelves offering storage for bathroom essentials. Wood effect LVT flooring runs underfoot and there are spotlights to the ceiling.

### **EXTERIOR**

To the front of the property is a compact paved patio area with railings which is elevated from the pavement and has space to accommodate a bistro table and chairs for sunny days.

### **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 PROPERTIES**

Paisley Properties 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**

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 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

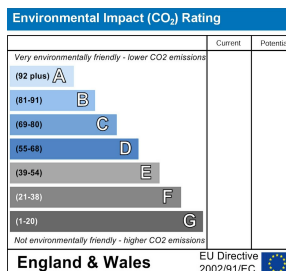
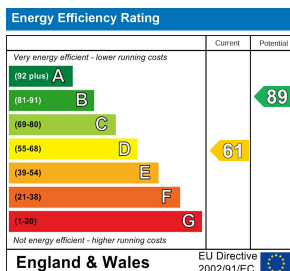
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

GROUND FLOOR

1ST FLOOR



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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