30 Lister Street, Moldgreen HD5 8BB

PER MONTH
£825 Per Month

AVAILABLE FROM OCTOBER, UNFURNISHED, NO SMOKERS, BOND £950, COUNCIL TAX BAND A, ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALL

You enter the property through a partially glazed composite door in to a welcoming entrance hallway with space to remove coats and shoes, a door leads through to the living room and stairs ascend to the first floor landing.

LIVING ROOM 13′11″ max x 12′3″ max

This well presented living room has ample space for freestanding furniture. An inset fireplace with a slate hearth and a timber mantle houses a decorative coal effect stove which creates a lovely focal point to the room. A large window overlooks the front garden and over to Ravensknowle Park. Doors lead through to the dining kitchen and back through to the entrance hallway.

DINING KITCHEN 15′5″ max x 8′8″ max

Spanning the rear of the property, the modern dining kitchen is fitted with a range of pale cream wall and base units, contrasting work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a four ring electric hob, electric oven with extractor above, dishwasher and a microwave. There is plumbing for a washing machine and space for a condenser dryer if desired. To the side of the kitchen is room for a table and chairs. Vinyl flooring flows underfoot and doors open to a good size understairs cupboard ideal for storing household items, back through to the living room and an external door opens to the rear garden.

FIRST FLOOR LANDING
Stairs ascend from the entrance hall to the first floor landing and doors which lead to the two bedrooms and the bathroom. A ceiling hatch provides access to the loft space.

BEDROOM ONE 15′5″ max x 11′1″ max

This spacious, light and airy bedroom has two windows with a pleasant view over Ravensknowle Park. Offering plenty of space for free standing bedroom furniture and a bulk head storage unit with a hanging rail. A door leads to the landing.

BEDROOM TWO 11′10″ max x 9′0″ max

Another double bedroom with garden views and with space for bedroom furniture. A door leads to the landing.

BATHROOM 7′4″ max x 6′2″ max

The bathroom is fitted with a white three piece suite including bath with over head shower and a glass screen, a low level W.C and a pedestal hand wash basin. The room is partially tiled, has a chrome towel radiator and fitted storage for towels and toiletries. There is a rear obscure window and vinyl flooring flows underfoot. A door leads on to the landing.

REAR GARDEN

Adjoining the property is a paved patio area which is perfect for dining and has space for garden furniture, leading to a lawned garden which offers space to sit out and enjoy the view back to the house. The garden is fence and hedge enclosed with pebble and shale borders and has a timber outbuilding.

EXTERNAL FRONT AND PARKING

The front of the property is a paved garden with space to sit out and allows space for decorative pots and planters.

On street parking is available.

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).

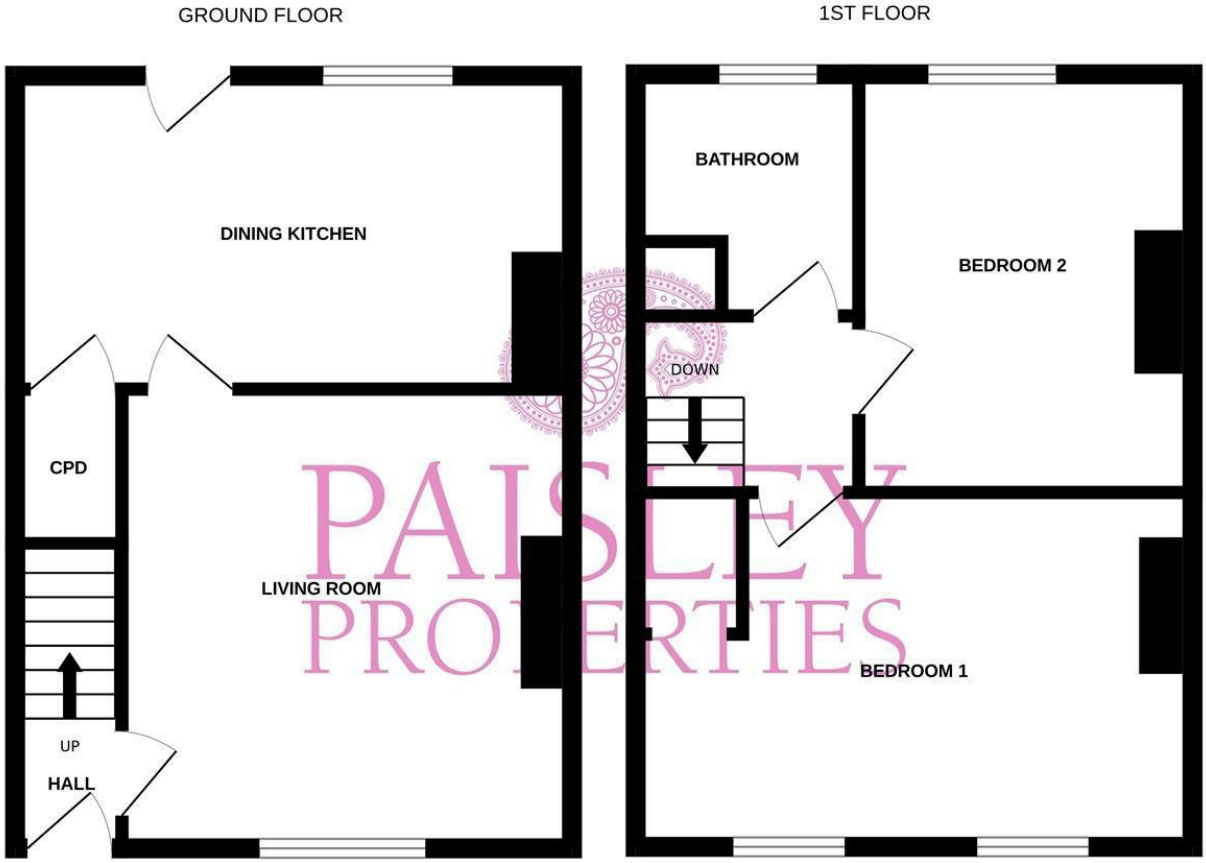
PAISLEY PROPERTIES

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. *



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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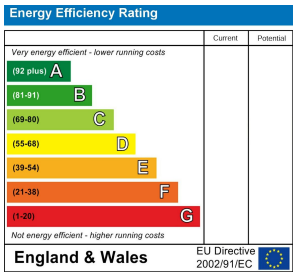

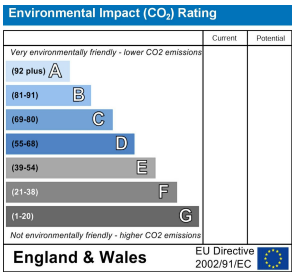

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