

2b Elm Street,
Skelmanthorpe HD8 9BH

PER MONTH
£1,100 Per Month



THIS THREE BEDROOM BUNGALOW IS WELL PRESENTED AND BENEFITS FROM A LOW MAINTENANCE GARDEN WITH A GREENHOUSE AND GARAGE BELOW THE LIVING ACCOMMODATION. AVAILABLE IMMEDIATELY, UNFURNISHED, NO SMOKERS, BOND £1265, ENERGY RATING D, COUNCIL TAX BAND D

PAISLEY
PROPERTIES

KITCHEN 8'9" apx x 12'2" apx



Positioned to the front of the property enjoying pleasant views from its elevated position, this modern kitchen is fitted with white base and wall units, contrasting dark laminate worktops, monochrome tiled splashbacks and a one and a half bowl stainless steel sink with mixer tap. Cooking facilities comprise an induction hob and a single electric fan oven. There is space for a tall fridge freezer and plumbing for a washing machine. A part glazed rosewood uPVC door with a decorative stained glass panel leads out to the front of the property and an internal sliding door leads to the dining room.

DINING ROOM 8'11" apx x 14'10" apx



This spacious dining room or second reception room is located towards the rear of the property with a window allowing natural light to enter. The walls are neutrally decorated with beige carpet under foot, pendant lighting and a dark wood curtain pole. Doors lead to the main bedroom, lounge, kitchen, and hallway.

BEDROOM ONE 14'9" apx x 9'10" apx



This spacious neutrally decorated main bedroom has a side facing window with a dark wood curtain pole, pendant lighting and beige carpet underfoot. There is ample space to accommodate bedroom furniture. A door leads to the dining room.

LOUNGE 13'1" apx x 13'3" apx



Light and airy courtesy of windows to triple aspects, this good sized lounge has an electric fire as a focal point to one wall, neutral décor, a central chrome light fitting and a metal curtain pole to the front facing window. There is ample space for lounge furniture and a door leads to the dining room.

HALLWAY 5'8" max x 16'9" max

The hallway runs from the dining room through to a rosewood uPVC door which leads out to the side of the property. There is a spacious built-in cupboard perfect for storing coats and shoes. Doors lead to the WC, house bathroom, two bedrooms and dining room.

BEDROOM TWO 7'3" apx x 10'3" apx



Located to the rear of the property with a leaded window allowing natural light to enter, this good sized bedroom is neutrally decorated with beige carpet underfoot, pendant lighting and a wooden curtain pole. A door leads to the hallway.

BEDROOM THREE 7'3" apx x 9'11" apx



Enjoying a lovely view over Skelmanthorpe village and the fields beyond from its window, this neutrally decorated good size double bedroom has beige carpet under foot, pendant lighting and ample space for freestanding bedroom furniture. A sliding door leads to the hallway.

HOUSE BATHROOM 8'9" apx x 10'4" apx into doorway



This contemporary bathroom is fitted with a three-piece white bathroom suite comprising a deep bath with mixer tap, a pedestal hand wash basin with chrome mixer tap and a step in shower enclosure equipped with a thermostatic mixer shower. Tile effect aqua boards adorn the walls and once again the ceiling has white PVC boards with a central light. Dark wood effect vinyl flooring runs underfoot. A high-level obscure window allows natural light to flood in and a door leads to the hallway.

WC 2'11" apx x 5'7" apx



This separate WC is fitted with a modern sage green slimline vanity unit with hand wash basin and chrome mixer tap alongside a low-level WC. Tile effect aqua boards adorn the walls and there are white PVC boards to the ceiling with a central light fitting. Dark wood effect vinyl flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the hallway.

GARAGE & PARKING 17'11" apx x 9'10" apx

To the front of the property sits a driveway providing parking for multiple vehicles leading to a garage which has an up and over door, light and power.

EXTERIOR



A set of paved steps lead from the driveway to an elevated flagged garden area to the front of the house, there is also a side garden which has a greenhouse perfect for the green fingered.

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).

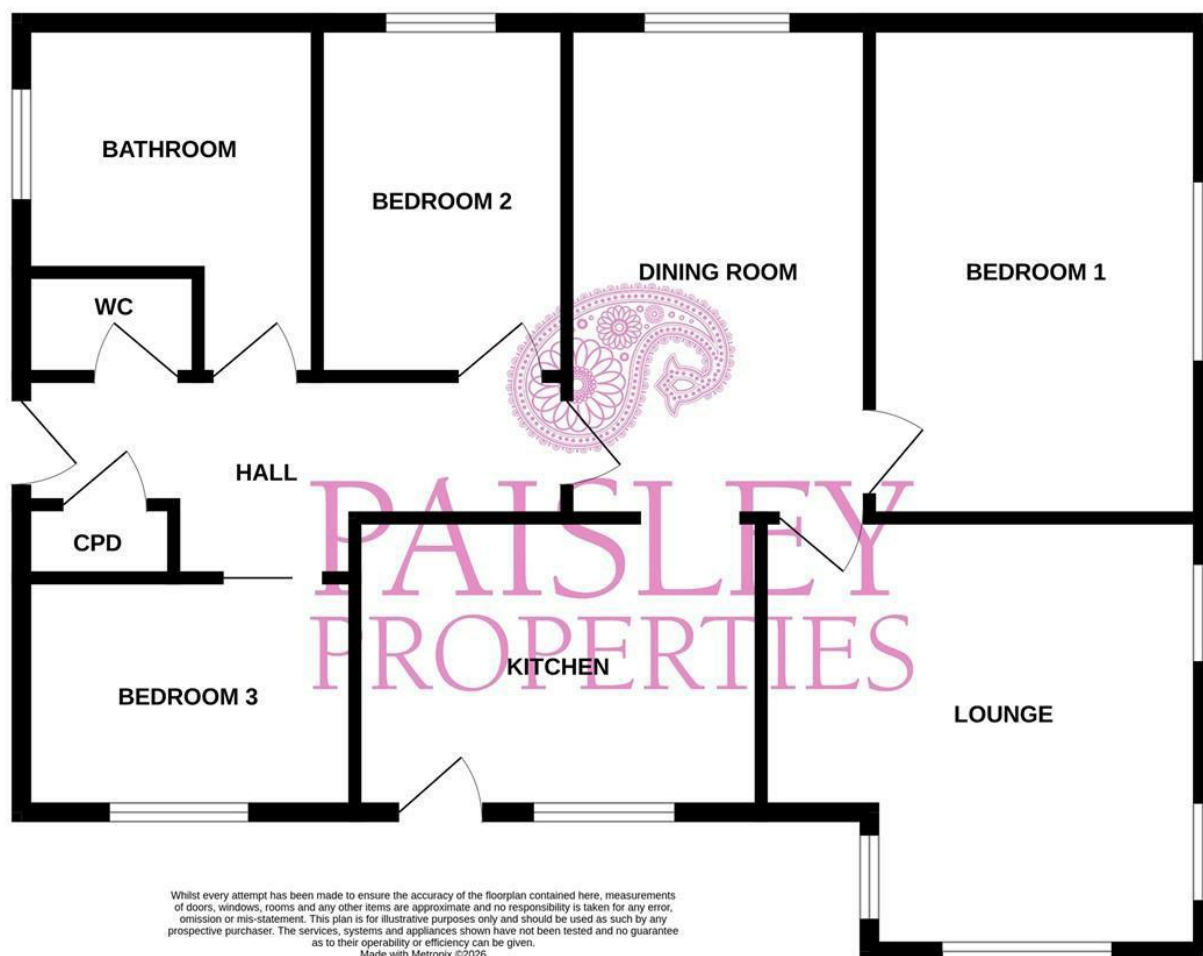
PAISLEY PROPERTIES

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 to arrange an appointment.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
		65
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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

Mappleton Office:
4 Blacker Road,
Mappleton,
S75 6BW
t: 01226 395404

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

PAISLEY
PROPERTIES