

45 Luke Lane,  
Thongsbridge HD9 7SZ

PCM  
£1,150 PCM



AVAILABLE JULY, NEWLY REFURBISHED AND MODERNISED THREE BEDROOM TOWNHOUSE WITH DELIGHTFUL GARDENS AND PRIVATE PARKING CLOSE TO POPULAR HOLMFIRTH AND REGARDED SCHOOLS, UNFURNISHED, NO SMOKERS, BOND: £1326, EPC RATING: C, COUNCIL TAX BAND: B

PAISLEY  
PROPERTIES



## **ENTRANCE HALL**

You enter the property through a glazed timber door into this welcoming hallway with space for hanging and further useful cloaks storage cupboard, doors to living room, kitchen and stairs leading to first floor.

## **LIVING/DINING ROOM 14'0 x 15'9 maximum**



A bright and spacious living room positioned to the rear of the property with generous space for living and dining furniture, double glazed windows to side and rear and doors leading to rear garden.



## **KITCHEN 7'6 x 11'0 apx**



Positioned to the front of the property and being newly fitted with a comprehensive range of contemporary wall, base and cupboard units with contrasting wood effect work surfaces, inset single drainer stainless steel sink unit, integrated electric oven, four plate hob and stainless steel extractor hood over, plumbing for washing machine, space for fridge/freezer and Upvc double glazed window to front.



### **FIRST FLOOR LANDING**

Stairs ascend to the first floor landing which includes a useful over stairs storage cupboard and doors to all bedrooms.

### **BEDROOM ONE 12'7 x 7'6 plus 'robes**



Positioned to the front this is a bright and spacious double bedroom having space for free standing furniture, useful fitted wardrobe space and double glazed window to the front.



### **BEDROOM TWO 11'6 x 7'6 apx**



Positioned to the rear with double glazed window overlooking the rear garden this is a good sized second double bedroom again with useful fitted wardrobe space.

### **BEDROOM THREE 6'0 x 8'7 apx**



Positioned to the front this is a well proportioned third single bedroom with double glazed window.

### **FAMILY BATHROOM 6'3 x 6'6 apx**

Positioned to the rear and being newly refurbished and fitted with a modern three piece white suite with contrasting grey marble effect panelling including low level w.c, pedestal hand wash basin, panelled bath unit with over bath shower fitting and fitted screen and frosted window to the rear.

## **EXTERNAL FRONT & PARKING**

To the front the property has a neat lawn with well stocked borders and steps leading to front door. The property has private allocated parking nearby to the rear and further communal parking to the front on a first come, first served basis.

## **REAR GARDEN**

To the rear the property has most pleasant gardens, accessed via rear steps down from the living room leading to a paved patio seating area and further lawn with well stocked borders. There is a pedestrian right of way to the very bottom of the garden which offers shared access to the nearby parking.

## **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).

## **MORTGAGES**

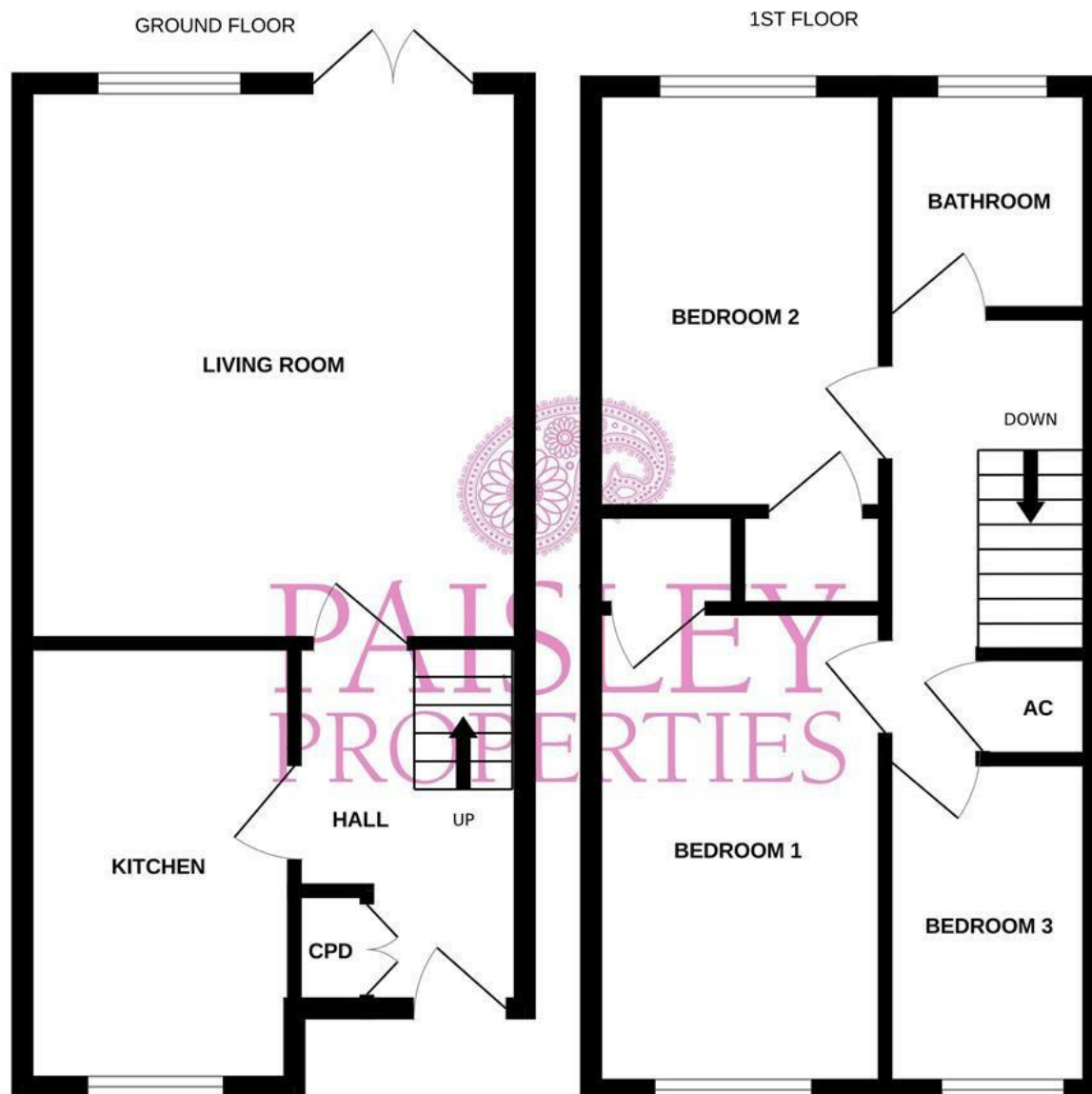
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. \*

## **PAISLEY PROPERTIES**

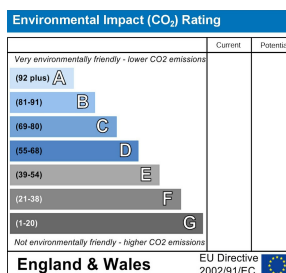
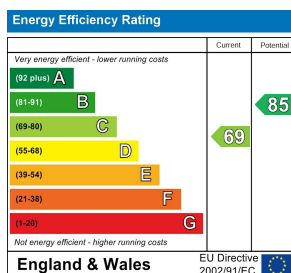
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.





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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