

4 Dogley Lane Flats Penistone  
Road,

PCM  
£675 PCM



SPACIOUS ONE BEDROOM TOP FLOOR APARTMENT WITH PLENTY OF ORIGINAL EXPOSED FEATURES, GOOD SIZED ACCOMMODATION, OFF ROAD PARKING .

AVAILABLE IMMEDIATELY / UNFURNISHED / NO SMOKERS / BOND IS £775 / EPC IS D64 / COUNCIL TAX BAND A

PAISLEY  
PROPERTIES

### **COMMUNAL ENTRANCE / LANDING**

You enter the building via timber doors into the communal entrance hallway, where a staircase rises to the top floor landing. There are glazed doors and windows, giving pleasant views over the surrounding fields, and a door leads to the flat.

### **ENTRANCE HALL + W.C. 8'7" x 2'8" approx.**

You enter the property through a timber door in the entrance hall, where there is space to remove and store coats/shoes. There is carpeted flooring, pale decor and doors lead to the W.C and large lounge.

This handy W.C. benefits from a low flush toilet, wall mounted sink, a central heating radiator, vinyl flooring and an automatic extractor fan.



### **LOUNGE 17'8" x 13'3" approx.**

This good sized room has plenty of space for free standing living room furniture and could easily accommodate a dining set if required. This intriguing space has a vaulted ceiling with roof trusses, exposed beams and exposed stonework highlighting the buildings original construction. The room is flooded with an abundance of natural light from the dual aspect windows, which offer far reaching views over the surrounding countryside and beyond.

There is carpeted flooring, pendant and wall lighting, three central heating radiators and a clever storage area over the corridor which is accessed by way of a wooden ladder.



**KITCHEN 7'6" x 6'11" approx.**

This quaint kitchen has timber wall and base units and a rolltop worksurface adjacent to a stainless steel sink and drainer. There is an electric cooker point, plumbing for a washer machine and the properties central heating boiler is located here. The room has a good sized timber window, neutral decor, pendant lighting and exposed timber work.



**BEDROOM 15'5" x 10'2" approx**

This good sized bedroom has timber windows and exposed brickwork which helps to retain the character of the building. The space has carpeted flooring, neutral decor, adjustable spotlights and there is plenty of room to house freestanding bedroom furniture. Doors lead to the lounge and ensuite bathroom



**ENSUITE BATHROOM 7'7" x 7'1" approx.**

This good sized bathroom has a three piece suite consisting of a low level w.c, a pedestal wash hand basin and a bath with a shower over. The original features of the flat continue in here with exposed stonework showing the former window opening, a good sized timber framed window and a central heating radiator.



**GARDENS & PARKING**

The property has an allocated parking space.

## **NEW 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**

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.

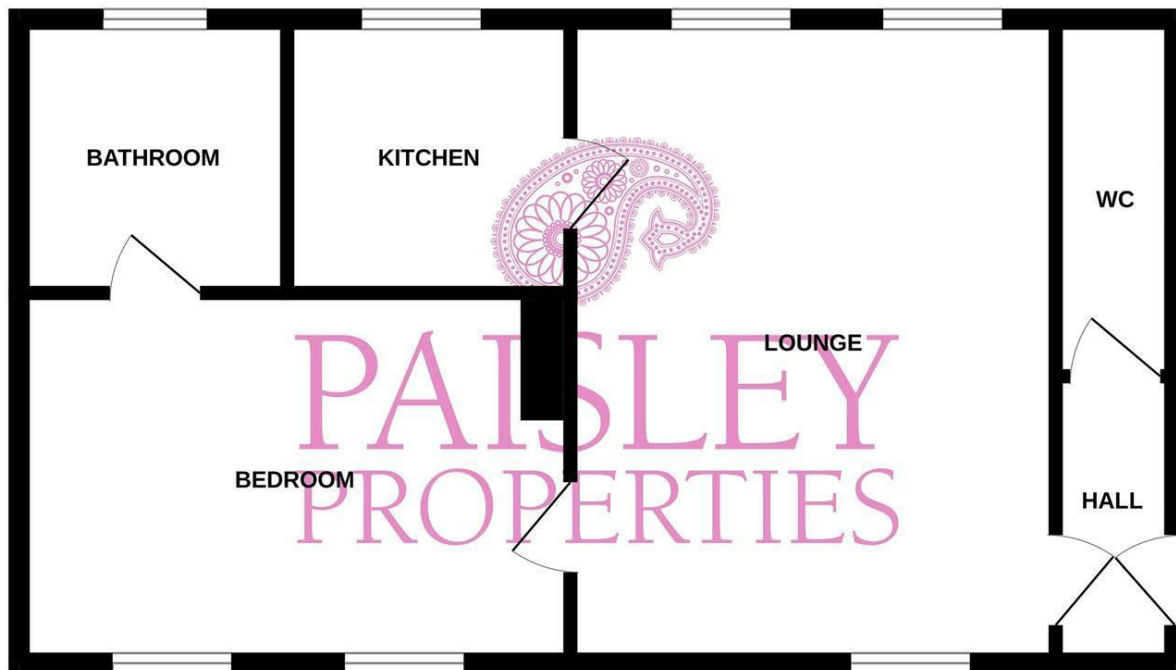
## **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

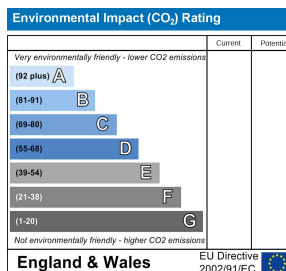
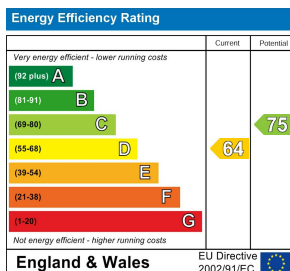
## **PAISLEY MORTGAGES**

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. \*



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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