

14 Lee Way,  
Kirkburton HD8 0XB

PCM  
£825 PCM



AVAILABLE AUGUST, UNFURNISHED, NO SMOKERS,  
BOND IS £945, ENERGY RATING C, COUNCIL TAX B

PAISLEY  
PROPERTIES

## ENTRANCE

You enter the property through a part glazed uPVC into the entrance hallway, where there is space to remove coats and shoes, a staircase rising to the first floor and a door leads to the lounge.

## LOUNGE 11'2" x 10'2" approx

Located at the front of the property, this cosy lounge has been decorated in neutral tones and features a large uPVC window, giving views over the open garden to the front and flooding the room with ample natural light. The room benefits from carpeted flooring, pendant lighting and doors lead to the understairs cupboard, hallway and opens through to the kitchen



## DINING KITCHEN 13'7" x 10'4" approx

The wonderful modern kitchen has been finished to a high standard and features white high gloss wall and base units with chrome handles, wood block effect worktops with matching upstands and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a single electric oven, 4 ring ceramic hob with extractor fan over, tall fridge freezer, washing machine and dishwasher. The room boasts a rear facing window giving views over the garden, wood effect laminate flooring, adjustable spot lighting. To one side of the room there is ample space to house a dining table and chairs and patio doors lead out to the garden.





### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing where doors lead to the two bedrooms and bathroom. The space has been finished in neutral tones, has carpeted flooring, pendant lighting and loft access

### **BEDROOM ONE 13'7" x 10'4" approx**

Spanning the full width of the property, this good size double bedroom has a gain been finished to a high standards and decorated in neutral tones. The two front facing uPVC windows give lovely views over the open gardens to the front and the room benefits from carpet flooring and pendant lighting. There is plenty of space for freestanding bedroom furniture and a door leads to the landing.



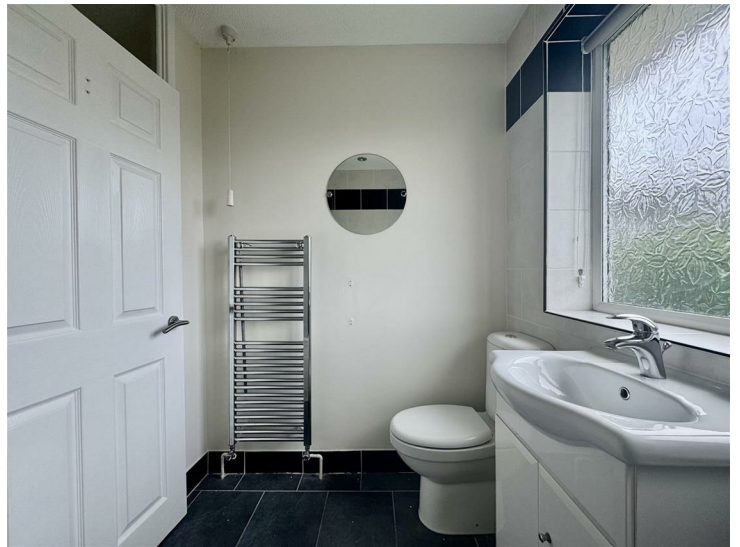
### **BEDROOM TWO 10'8" x 6'11" approx**

Another good sized bedroom, this time located at the rear of the property and having views over the rear garden. The room boasts carpeted flooring, neutral decor and adjustable spot lights. Currently the room is being used as a dressing room but would a great childs bedroom or study.



### **HOUSE BATHROOM 6'4" x 5'7" approx**

This modern bathroom is fitted with a white 3 piece suite comprising of a P shaped bath with chrome mixer tap, ceramic sink mounted on a vanity unit and a low level W.C. The room is partially tiled in attractive pale tiles with contrasting border to the walls, has grey tiles to the floor, a rear facing obscure glazed window and recessed spotlighting. A chrome ladder style towel radiator completes the room and a door leads to the landing.



### **GARDENS**

To the front of the property is a large open garden with lawns and mature trees. To the rear of the property is fully enclosed garden with timber fencing to one side and tall bushes to the other. Mainly laid to lawn, this fantastic space has a patio area adjacent to the property, which is perfect for alfresco dining and entertaining and could easily accommodate some pots and planters. To the rear of the garden is a good sized storage shed, perfect for storing gardens tools and bbq items. A gate gives access to the rear walkway and patio doors lead to the kitchen.



## **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).

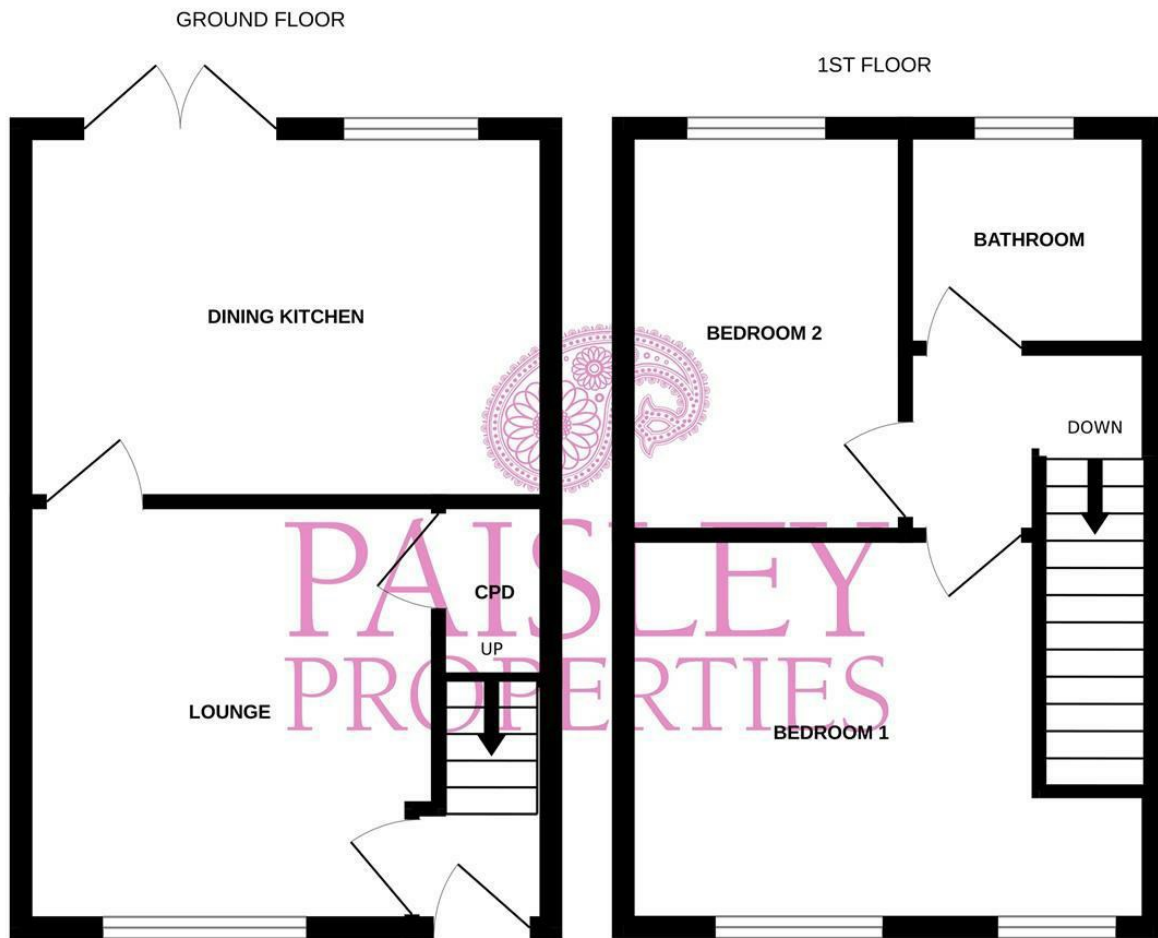
## **PAISLEY PROPERTIES**

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.

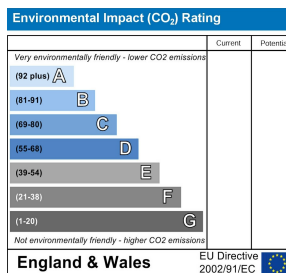
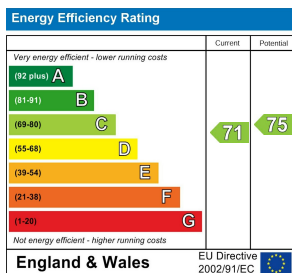
## **MORTGAGES**

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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