5 Huddersfield Road, Skelmanthorpe HD8 9AE

PER MONTH
£650 Per Month















FULLY REFURBISHED ONE BEDROOM TERRACED PROPERTY WITH OPEN PLAN LIVING SPACE, MODERN FIXTURES AND FITTINGS, LOW MAINTENANCE GARDEN, OFF ROAD PARKING AND CENTRAL VILLAGE LOCATION.

AVAILABLE EARLY DECEMBER / UNFURNISHED / NO PETS OR SMOKERS / BOND IS £750 / ENERGY RATING: D67 / COUNCIL TAX BAND A

PAISLEY PROPERTIES

LIVING KITCHEN 14′5″ x 12′2″ approx.
You enter the property through a part glazed composite door into an open plan room which has defined areas for kitchen & living. To the front of the property is the kitchen area which is brand newly fitted and features a range of cream shaker style wall and base units with wood effect rolltop worksurfaces and an inset stainless steel sink and drainer with chrome mixer tap. Integrated appliances include an electric oven, 4 ring ceramic hob with extractor hood over and there is space and plumbing for a washing machine. The space benefits from laminate effect vinyl flooring and recessed spotlights. ,

The rear part of the room is lounge focussed and features a large chimney breast with stone hearth, creating a central focal point and giving space to house an electric fire if required. The space has neutral decor, carpeted flooring, recessed spotlights, exposed timber beams and stonework reflecting the buildings history and a front facing window floods the room with an abundance of natural light.

There is a chimney breast with alcoves to either side, a handy under-stairs cupboard and a front facing window. An opening leads to the cellar area and stairs ascend to the first floor landing.








DINING NOOK / STORAGE 7′4″ x 5′1″ approx.
This handy space located just off the lounge, could be used as a small dining nook, but can easily lend itself to being additional storage for household items. There is neutral decor, carpeted flooring and a velux window.




FIRST FLOOR LANDING 6′2″ x 5′7″ approx
Stairs ascend from the ground floor to the first floor landing which is surprisingly spacious and could house freestanding furniture if required. There is carpeted flooring, recessed spotlights, neutral decor, a front facing window and doors lead to the bedroom and bathroom

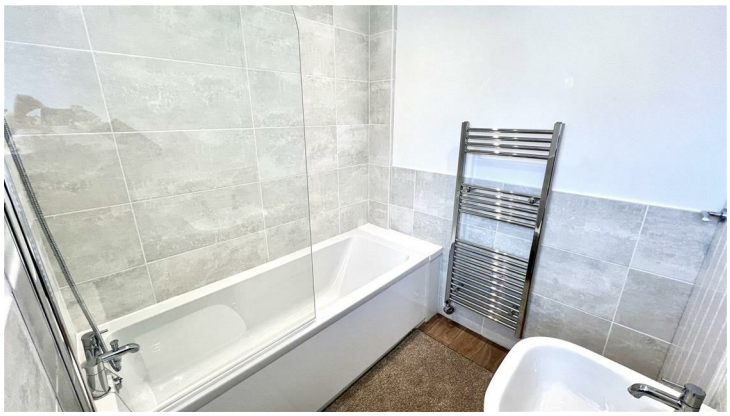



BEDROOM 9′9″ x 8′1″ approx
This good sized double bedroom can easily accommodate freestanding furniture and has a rear facing window which allows natural light into the space. The room benefits from carpeted flooring, pale decor, recessed spotlights, a wall mounted electric heating and a built in cupboard gives added storage space.




BATHROOM 6'3" max x 6'1" max
This modern three piece bathroom is partly tiled and features a panelled bath with chrome tap and shower attachment, adjustable glass shower screen, a pedestal handwash basin with chrome taps and a low flush toilet. There is a front facing obscure glazed window, laminate effect vinyl flooring, recessed spotlights and a chrome ladder towel radiator.





FRONT / PARKING
The property is situated up a quiet lane in the middle of the village and to the front there is a low maintenance flagged patio area with stone walls on either side, which would be great for some outdoor furniture but could equally double up as additional parking if needed. There is an additional parking space opposite the property



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.

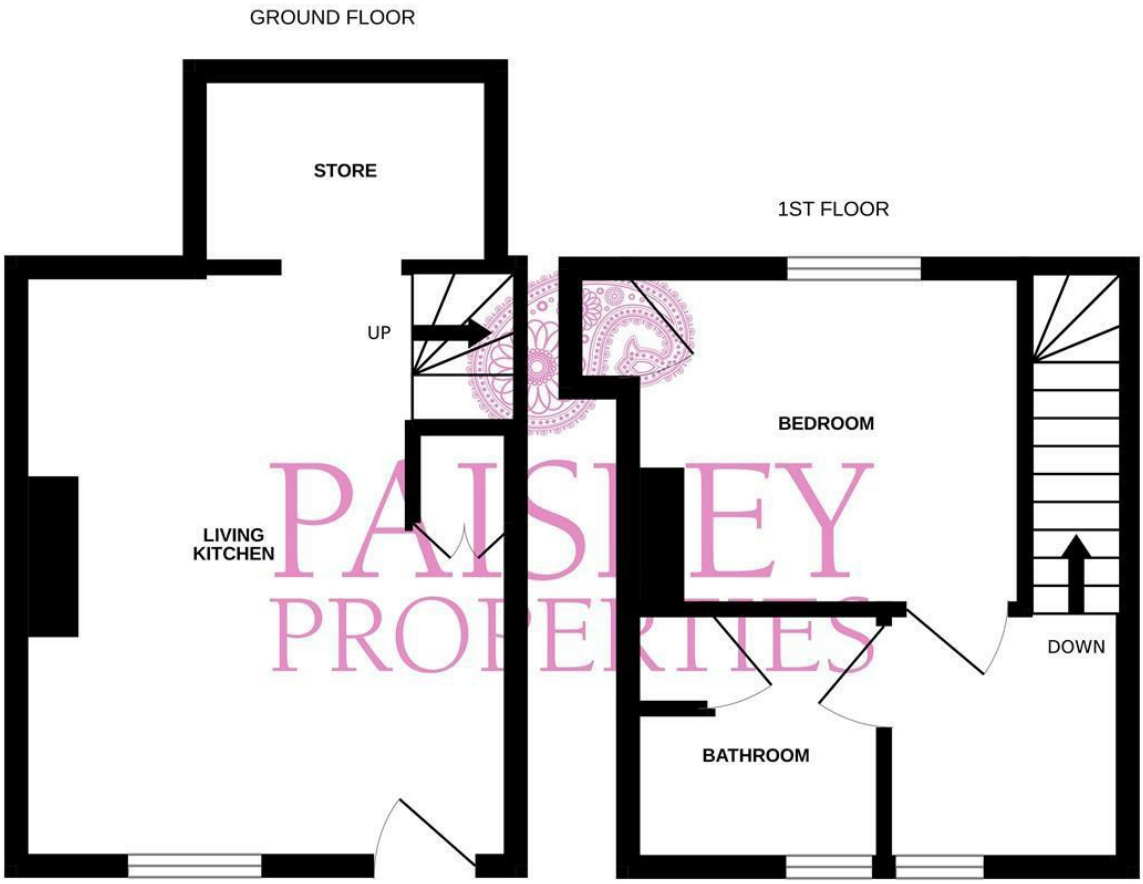
We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

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).

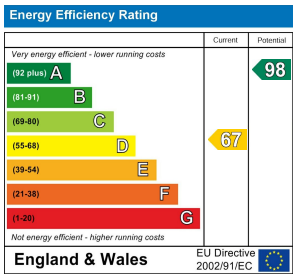
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

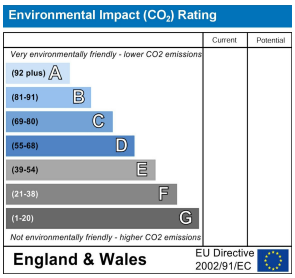
PAISLEY MORTGAGES
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to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