

Flat 5 Bridge End,
Rastrick HD6 3DY

PCM
£850 PCM



AVAILABLE MAY, UNFURNISHED, NO SMOKERS, BOND
£975, ENERGY RATING C, COUNCIL TAX BAND B

PAISLEY
PROPERTIES

ENTRANCE

The property is entered by a communal entrance with key fob access for residents and intercom release for visitors. The apartment is located on the lower ground floor.

OPEN PLAN LIVING DINING KITCHEN 22'3" max x 20'9" max



This neutrally decorated and spacious open plan living dining kitchen is flooded with natural light through the large dual aspect windows and can easily accommodate a selection of freestanding living and dining furniture. The modern kitchen is fitted with a range of white gloss wall and base units contrasting work surfaces with metro tile splashbacks and a stainless steel sink with drainer with mixer tap. Integrated appliances include a dishwasher, fridge freezer, washing machine, electric oven with four ring electric hob and an extractor fan over. Laminate flooring flows underfoot and spotlights to the ceiling completes the look. A staircase with a timber balustrade ascends to the first floor landing and doors open to the W.C and back through to the hallway.





W.C 6'7" apx x 2'9" apx

Accessed from the living space this handy ground floor W.C comprises of a wall hung hand wash basin and a low level W.C. There is laminate flooring underfoot and spotlights to the ceiling.

FIRST FLOOR LANDING



Quarter landing stairs with a white wooden balustrade ascends from the living area to the first floor landing with space for freestanding storage and doors lead through to the two double bedrooms and bathroom.

BEDROOM ONE 13'10" apx x 10'11" max



A generous size mezzanine double bedroom with an arched window which has space for freestanding furniture and a door leads to the landing.

BEDROOM TWO 13'10" max x 10'11" max



Another good size mezzanine double bedroom or home office for those working remotely having space for a range of furniture. A door leads to the landing.

BATHROOM 9'5" max x 7'9" max



This attractive bathroom has a feature arch window allowing light to flow through and is fitted with a white suite including bath, corner shower cubicle, pedestal hand wash basin and a low level W.C. The room is partially tiled, has complimentary tiled flooring underfoot, spotlighting and a door leads to the landing.

GROUNDS AND PARKING



The apartment benefits from a car park with space for one vehicle with visitor bay. CCTV is in operation.



PAISLEY

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 - PAISLEY / ALMONDBURY

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. *

LETTINGS INFORMATION - PAISLEY / ALMONDBURY

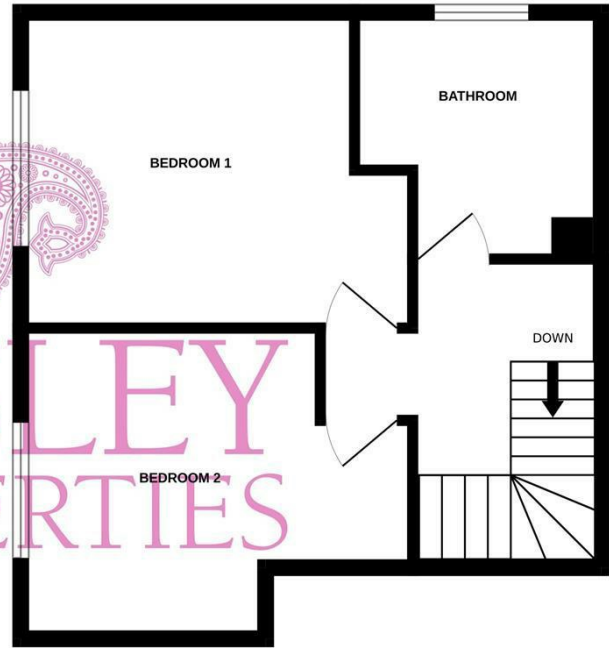
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal 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).

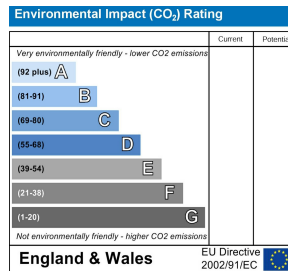
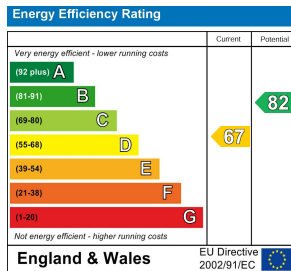
GROUND FLOOR



1ST FLOOR



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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