

**Flat 46 Broomfield House
Broomroyd,**

**PCM
£500 PCM**



**AVAILABLE FROM AUGUST, UNFURNISHED, NO SMOKERS,
BOND £575, ENERGY RATING C, COUNCIL TAX BAND A**

**PAISLEY
PROPERTIES**

ENTRANCE

The property is entered by a communal entrance with key access for residents and intercom release for visitors.

ENTRANCE HALLWAY



You enter through a timber door into the spacious entrance hallway which has space to remove outdoor clothing and fitted wall units. Doors open to the living room, kitchen, bedroom and bathroom.

LIVING ROOM 13'2" max x 11'2" max



A generous size living room with two Velux windows allowing natural light to flood the room. There is space for furniture and a door leads to the entrance hall.

KITCHEN 8'11" max x 6'5" max



The kitchen is fitted with a range of timber effect wall and base units with contrasting work surfaces, tile splashbacks and a stainless steel sink and drainer. There is space for a freestanding cooker, an undercounter fridge and plumbing for a washing machine. Vinyl flooring flows underfoot, there is a Velux window and a door leads to the entrance hallway.

BEDROOM 13'8" max x 9'1" max



A nicely presented double bedroom with two Velux windows. There is space for bedroom furniture and a door opens to the entrance hallway.

BATHROOM 8'8" max 5'6" max



The partially tiled bathroom comprises of a white three piece suite including a bath with shower over, a pedestal hand basin and a low flush W.C. There is vinyl flooring underfoot, a Velux window allows light to flow through the space and a door leads to the entrance hall.

EXTERNAL AND PARKING



The property benefits from well maintained communal grounds and 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).

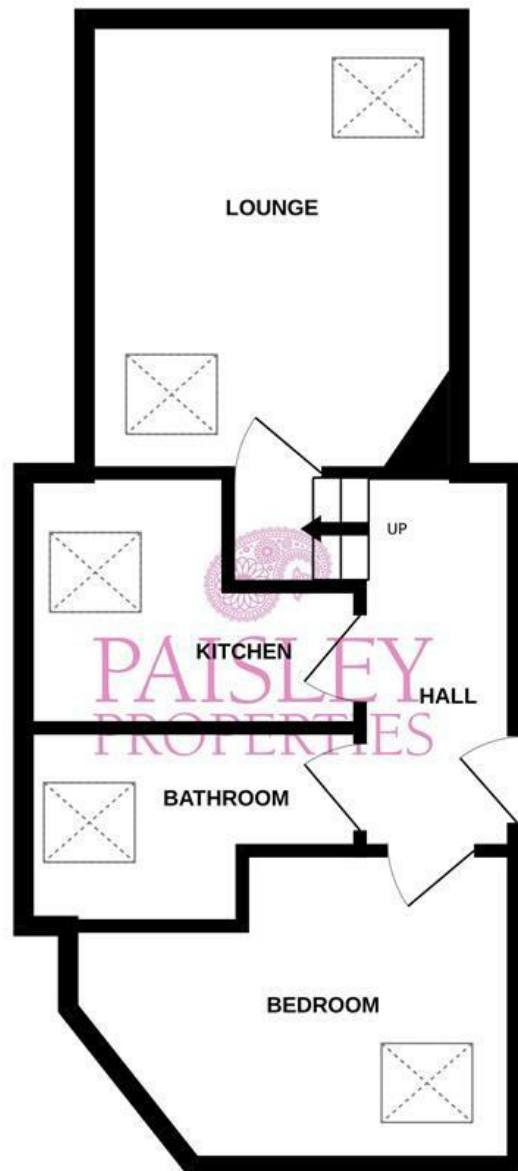
PAISLEY PROPERTIES

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. *



FLAT 46

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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