

64 Town End,  
Almondbury HD5 8NW

PCM  
£650 PCM



AVAILABLE MAY, UNFURNISHED, NO PETS, NO SMOKERS.  
BOND IS £745, ENERGY RATING: D65, COUNCIL TAX BAND  
A

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a uPVC door into the entrance hall which has space to remove coats and shoes. A staircase ascends to the first floor landing and a door opens to the lounge.

## LOUNGE 17'8" apx x 13'3" max



Bursting with natural light, this excellent living room has a large front facing window and ample space to store freestanding furniture. A gas fire with modern timber surround and marble hearth create a nice focal point and laminate flooring completes the room. A door leads to the entrance hall, a doorway opens to the kitchen, and patio doors open onto the rear garden.



## KITCHEN 8'11" max x 5'1" max



This charming kitchen is fitted with a range of wood effect wall and base units, roll top work surfaces, cream tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob, washing machine and fridge freezer. A rear facing window overlooks the garden, there is a ceiling light fitting and laminate flooring. A door leads to the cellar.

### **CELLAR**

Accessed by stone steps from the kitchen is a storage cellar.

## FIRST FLOOR LANDING



Stairs ascend from the entrance hall to the first floor landing which has a rear facing window and a loft hatch providing access into the loft space. There is a ceiling light, carpeted flooring and doors lead to the two bedrooms and house bathroom.

## BEDROOM ONE 11'6" max x 8'10" max



Located to the front of the property, this bright and airy bedroom has a good amount of space for furniture. The room is decorated in neutral tones and a front facing window overlooks the street.

## **BEDROOM TWO 6'11" max x 8'0" max**



Another good sized single bedroom with a front facing window enjoying the same street views as bedroom one, and space for furniture. This room could alternatively make a great home office, dressing room or nursery if desired.

## **HOUSE BATHROOM 10'0" max x 4'3" max**



This modern house bathroom is fitted with a three piece white suite including a bath with shower over, low level W.C and pedestal hand wash basin. The room is fully tiled with attractive wall tiles, there is a cupboard to one corner which neatly houses the property's combi boiler and a rear obscure glazed window floods the room with light. Laminate flooring and a ceiling light complete the space and there is also a chrome heated towel rail.

## REAR GARDEN



To the rear of the property there is a low maintenance garden which is split over two levels. A large stone patio adjoins the property allowing for al fresco dining.

## 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).

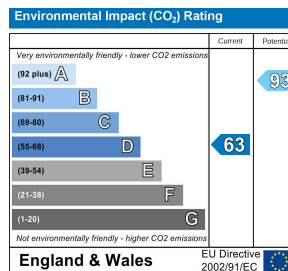
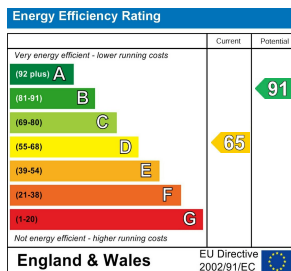
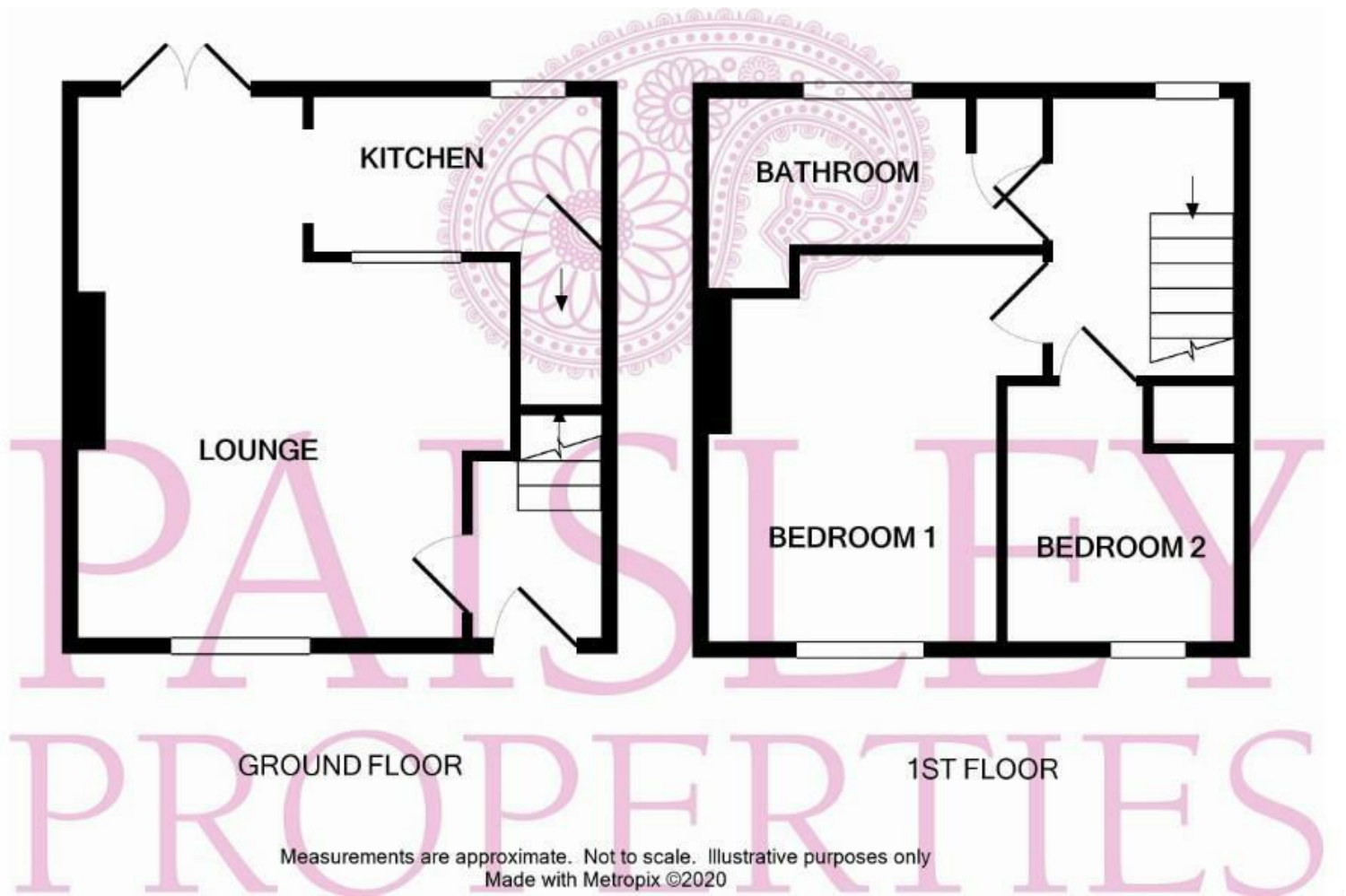
## PAISLEY

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. \*



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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