14 Cranwood Drive,
Waterloo HD5 9YH

PER MONTH
£1,075 Per Month















AVAILABLE DECEMBER, UNFURNISHED, NO SMOKERS,
BOND £1240, COUNCIL TAX C, ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY
You enter the property through a white UPVC part glazed door into a welcoming entrance hallway with space to remove coats and shoes, with practical vinyl flooring underfoot, an opening leads through to the kitchen and doors lead through to the W.C, study/bedroom 5 and lounge diner.

KITCHEN 9'10" max x 7'10" max
This modern kitchen is located to the front of the property, has wonderful far reaching views and has wood wall and base units, contrasting worktops with mosaic tile splash backs, inset stainless steel sink and drainer with mixer tap over. The kitchen benefits from an integrated electric oven, five ring gas hob with extractor fan above, fridge freezer and dishwasher. vinyl flooring underfoot and an opening leads through to the entrance hallway.




DOWNSTAIRS WC 4'8" max x 3'6" max
This useful ground floor W.C comprises of a wall hung hand wash basin with mixer tap and a low level W.C. The room has attractive tiles, an obscure side window, spotlights to the ceiling, vinyl flooring underfoot and a door leads through to the entrance hallway.

BREAKFAST ROOM/STUDY/BEDROOM 4 8'8" max x 7'10" max
This versatile room benefits from patio doors which open to the rear garden, vinyl flooring underfoot and stylish wall radiator. The room could be used as a breakfast room, playroom, study or a fourth bedroom and a door leads through to the entrance hallway.




LOUNGE DINER 26'9" max x 10'10" max
This generously sized open plan reception room is a great entertaining/dining space with ample space for freestanding furniture. The focal point being the gas fire with limestone surround and hearth, a large window provides elevated wonderful views. A doorway leads through to the entrance hallway, glazed sliding doors open to the sun room and a quarter landing staircase with timber balustrade ascends to the first floor landing.






SUN ROOM 8'8" max x 7'10" max
This fantastic room is a great addition and could be used for an array of purposes and is the perfect place to sit and enjoy the attractive rear garden with laminate flooring underfoot and an external door opens out to the garden.



FIRST FLOOR LANDING
From the lounge diner, stairs with spindled balustrades ascend to the first floor landing and doors lead to three bedrooms and the family bathroom.

BEDROOM ONE 8'10" max x 11'2"ax
This generous sized double bedroom is positioned to the front of the property with a large window which over looks the front garden, street scene and views beyond, has ample space for freestanding furniture, benefits from a bank of fitted wardrobes and a door leads on to the landing.





BEDROOM TWO 11'1" max x 7'10" max
Positioned at the front of the property is this good sized double bedroom with room for freestanding furniture and a doorway leads to the first floor landing.




BEDROOM THREE 10′10″ max x 5′7″ max
A bright single bedroom positioned at the rear of the property with views over the rear garden and the woodland beyond, space for freestanding furniture, useful integrated storage cupboard and a door leads to the first floor landing.




HOUSE BATHROOM 8′7″ max x 7′10″ max
This spacious bathroom is fitted with a four piece white suite, including a bath, integral shower with enclosed glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is fully tiled, with obscure glazed rear window and a door leads to the first floor landing.




REAR GARDEN
This well maintained enclosed garden can be accessed through the lounge diner, study/bedroom four or an external side gate and has a range of spaces to enjoy which include an Indian patio area which offers entertaining space for Al fresco dining, built in barbecue and room for garden furniture, decorative pebbled area, enclosed lawn area, colorful rockery plants, shrubs, bushes, trees and established flower beds.







EXTERNAL FRONT, DRIVEWAY, GARAGE AND UTILITY ROOM
To the front of the property is a driveway which has room for multiple vehicles, to the side of the drive way are steps leading up to the entrance, a lawn area with well maintained hedges, colourful shrubs and plants. The integral single garage provides light, power and an up and over door. To the side of the garage is a utility room with obscure glazed window, wood wall and base units, stainless steel sink and drainer, plumbing for a washing machine and space for a tumble drier.





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

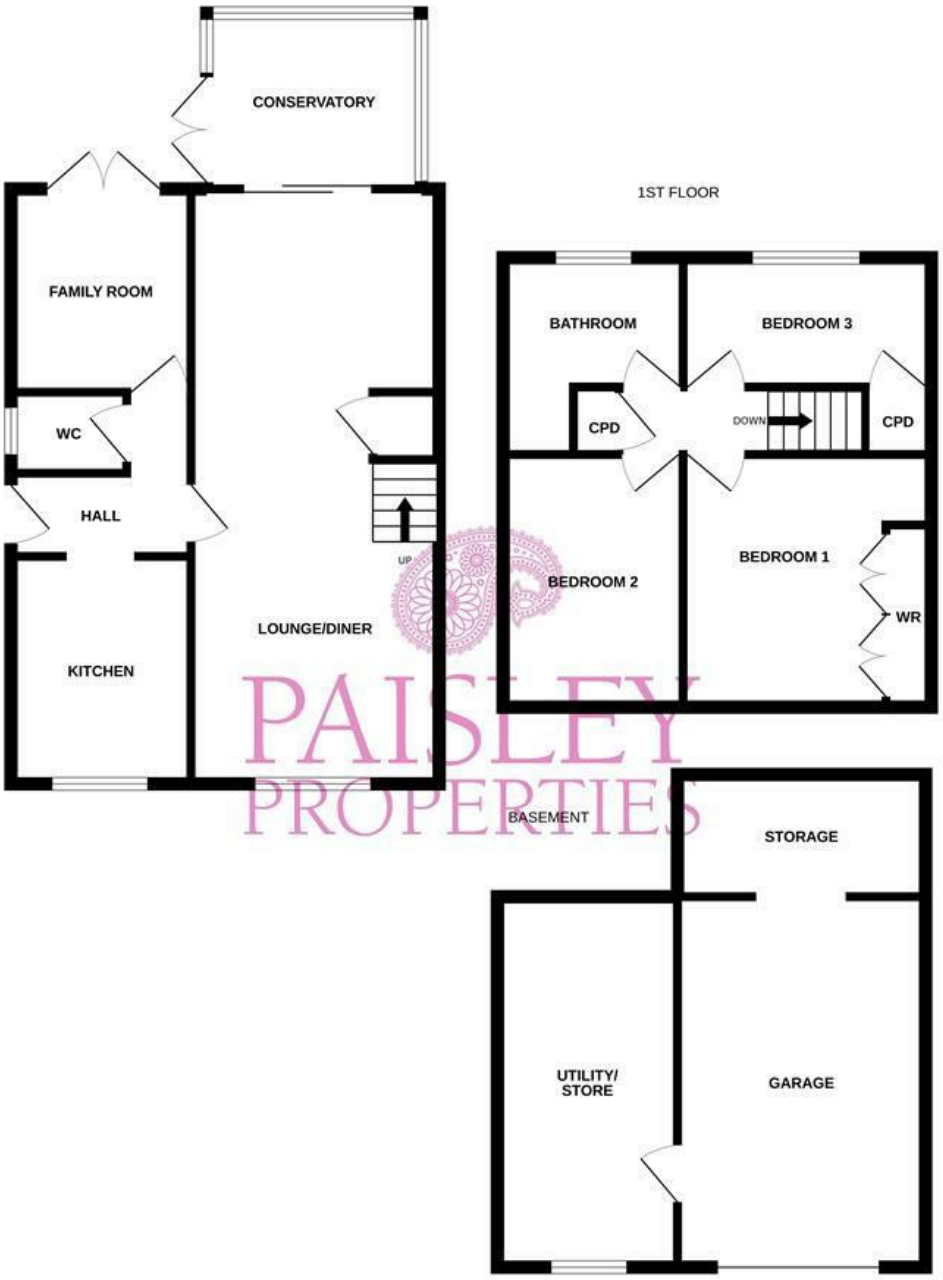
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit may be required.

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.

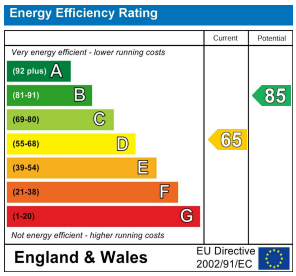
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

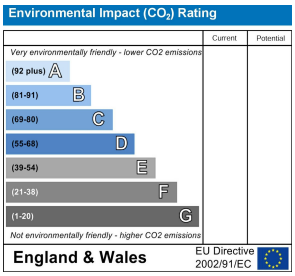
GROUND FLOOR



PAISLEY
PROPERTIES

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.
Made with Metropix ©2022





www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY
PROPERTIES