9 Mayfield Avenue,
Dalton HD5 9HN

PCM
£1,100 PCM















AVAILABLE DECEMBER, UNFURNISHED, NO SMOKERS,
BOND £1265, COUNCIL TAX BAND B, ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY





You enter the property through a part glazed uPVC door into this welcoming entrance hallway which has plenty of space to remove coats and shoes. Doors lead through to the lounge and dining room. A staircase ascends to the first floor landing.

LOUNGE 12'11" max into bay x 10'6" max





This tastefully decorated lounge has a large bay window which floods the room with natural light and looks out over the front garden. There is ample room for living room furniture. There is laminate flooring underfoot and a door leads through to the entrance hallway.

DINING ROOM 13'6" max x 11'10" max




Positioned to the rear of the property is this lovely formal dining room which has a feature fireplace with gas coal effect fire and marble hearth creating a nice focal point to the room. Alcoves sit either side of the chimney breast and there is ample room for a dining table chairs and further freestanding furniture if required. French doors provide views out over the rear garden and allow access onto the patio. There is laminate flooring underfoot. An opening leads through to the kitchen and a door lead back through to the entrance hallway.

KITCHEN 13'10" max into pantry x 7'1" max




The newly fitted kitchen is fitted with pale grey shaker style wall and base units, contrasting work surfaces, bevelled metro tile splash backs, and one and a stainless steel sink and drainer with mixer tap over. There is an electric oven, four ring induction hob with extractor fan over and plumbing for a washing machine. To one end of the room there is a useful pantry area which has space for a free standing fridge freezer and a side facing window. Contrasting tile flooring completes the room, an external part glazed uPVC door leads out to the side and an internal door leads back to the dining room.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has a side facing window and doors lead through to the three bedrooms and house bathroom. A hatch provides access into the loft space.

BEDROOM ONE 13′8″ max x 8′7″ max to fitted wardrobes




This neutrally decorated double bedroom is positioned to the front of the property and has a large bay window overlooking the front garden and beyond. The room benefits from two sets of sliding wardrobes and there is space for further free standing furniture. A door leads to the landing.

BEDROOM TWO 12′0″ max x 8′4″ max to fitted wardrobes




Another generously sized bedroom which has a window with pleasant views over the garden. There is space for freestanding furniture and a bank of fitted wardrobes. A door leads to the landing.

BEDROOM THREE 7'10" max x 6'3" max




This charming single room would alternatively make a great home office or snug. There is a front facing window and a door leads to the landing.

BATHROOM 5'10" max x 6'2" max




This attractive bathroom is fitted with a three piece white suite including a bath with shower over and a glass screen, a pedestal hand wash basin and low level W.C. The room is fully tiled with complimenting floor tiles, there is spot lighting, an obscure glazed rear facing window and a door leads to the landing.

REAR GARDEN





This well maintained garden has a patio which adjoins the property and is the ideal place to sit and relax. There is a good sized lawn with raised flower bed borders and a large decked area at the bottom of the garden which is perfect as a second seating area if required. Behind the garage there is a flagged BBQ area.





EXTERNAL FRONT, GARAGE AND DRIVEWAY





To the front of the property there is a lawned garden with a boundary wall and flower beds.

A driveway runs up the side of the property creating off road parking and leads up to a single detached garage which has an up and over door, light and power. There is a storage cupboard which can be accessed from the drive and this is plumbed so could house a washing machine if required.





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.

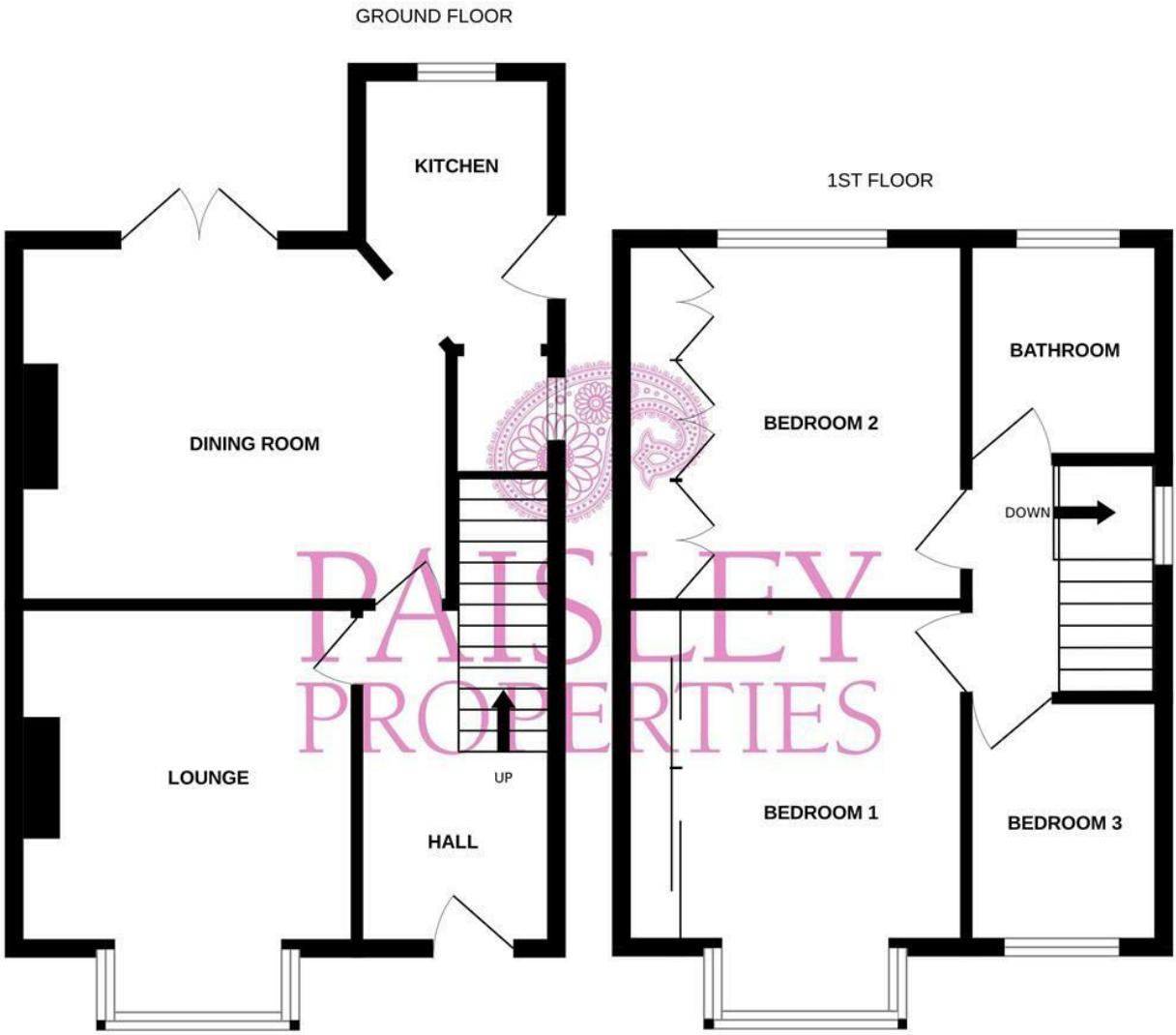
As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

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).

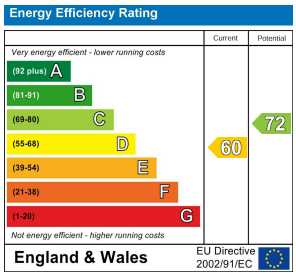
PAISLEY PROPERTIES
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

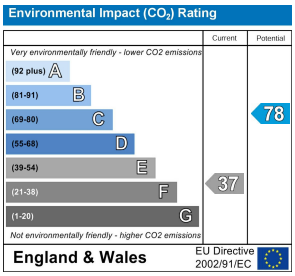
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy,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



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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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