

70 Ben Bank Road,  
Silkstone Common S75 4PQ

PCM  
£775 PCM



TWO BEDROOM TERRACED PROPERTY WITH OFF-ROAD PARKING AND ENCLOSED GARDENS IN VILLAGE SETTING.

AVAILABLE MARCH 2026 / UNFURNISHED / PETS CONSIDERED / NO SMOKERS / BOND: £890 / COUNCIL TAX BAND B / ENERGY RATING: C

PAISLEY  
PROPERTIES

## LOUNGE

Located at the front of the property, this good sized lounge is decorated in neutral tones and has a lovely fresh feel about it. The room benefits from a front facing window which floods the room with natural light and there is ample space to house freestanding living room furniture. Doors lead to the kitchen and the front entrance where stairs ascend to the first floor.



## KITCHEN

Positioned to the rear of the property is this spacious gallery kitchen fitted with a range of white base and wall units finished with a solid wood work surface and grey tiled splashback.. There is a rear facing window over looking the garden allowing lots of natural light into the room. There is space for a washing machine and cooker and a handy storage cupboard can accommodate a fridge freezer and also houses the boiler. A door leads to the back garden and a internal door to the lounge.



## FIRST FLOOR LANDING

A staircase ascends from the front entrance to the the first floor landing where doors lead to the two bedrooms and house bathroom. The neutral décor will continue from downstairs and new carpet underfoot will give it a cosy feel.

## BEDROOM ONE

Located at the front of the property, this good sized double bedroom has ample space for freestanding bedroom furniture and will feature pale décor giving an open feel to the space. The room benefits from a front facing window with views over the front garden, carpeted flooring, pendant lighting and a handy storage cupboard. A door leads to landing.



## **BEDROOM TWO**

This single bedroom is located at the rear of the house and has views over the rear garden from the window. The neutral décor, new carpet and fresh feel will continue in here and the space could equally be used as a dressing room, study or home office. A door leads through to the landing.



## **HOUSE BATHROOM**

Positioned to the rear of the property is this good sized, modern bathroom which is fitted with a white bathroom suite comprising of a pedestal hand wash basin and low-level W.C. and a bath with a thermostatic shower over. A large obscure glazed window allows natural light to fill the room. There is a single large spotlight overhead, a vinyl flooring that will be replaced and a door leads back to the landing.



**EXTERNAL**

To the front of the property is a large lawned garden, enclosed by a stone wall and fencing to the sides. There are some established plant beds and bushes towards the bottom of the garden and a path leads up to the house.

To the rear of the property there is a parking area with an allocated parking space and path leading to the rear door and enclosed garden, which is mainly laid to lawn. A small patio area can accommodate outdoor furniture for the warmer months.





## **MARKETING**

Please note the property is currently tenanted and the marketing photographs were true and accurate prior to occupation in 2022

## **NEW 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).

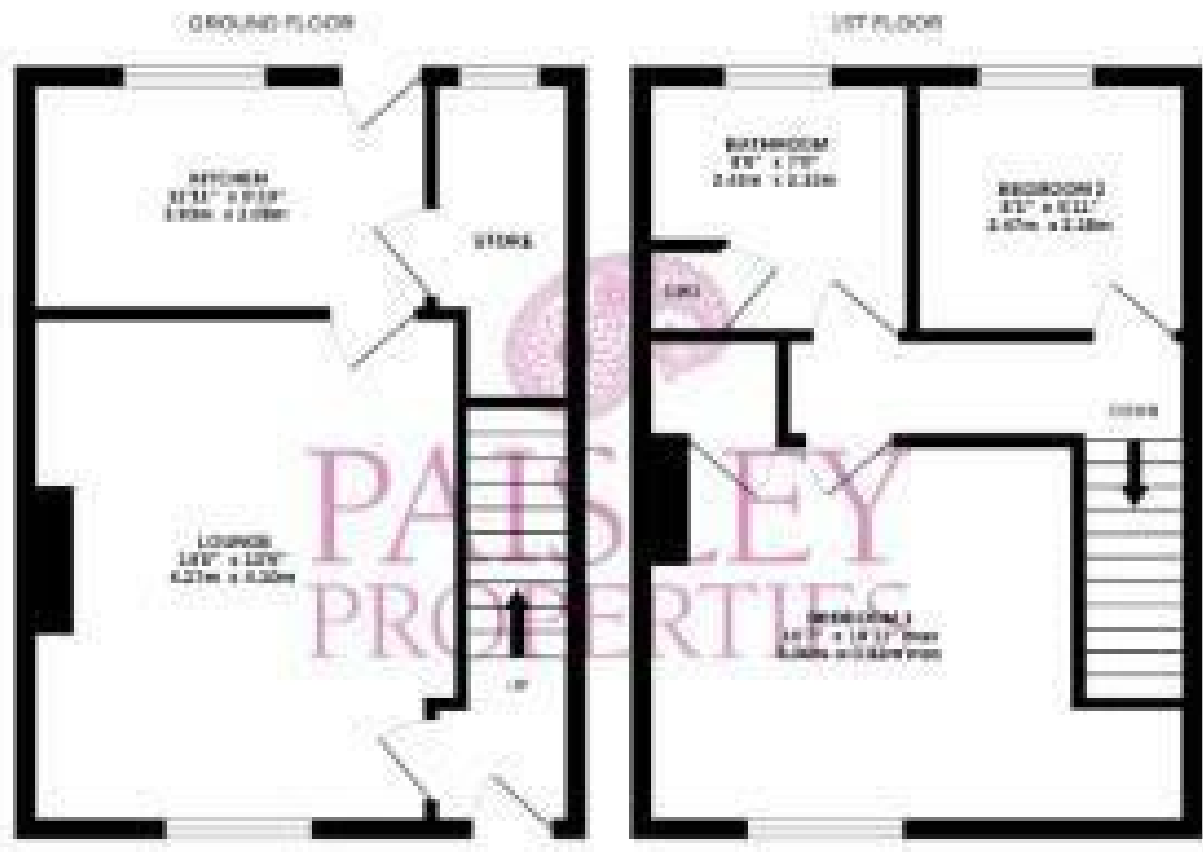
## **PAISLEY PROPERTIES**

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.

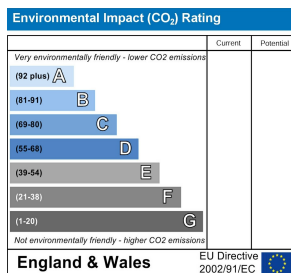
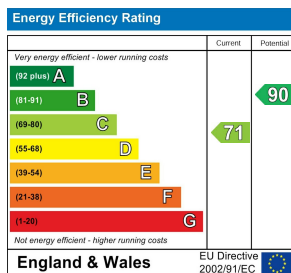
## **PAISLEY MORTGAGES**

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 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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



These plans are intended to provide a general impression of the property and are not to be relied upon for accuracy. The actual property may vary from the plans. The plans are not to be used for any other purpose without the written consent of the agent. The agent is not responsible for any errors or omissions in the plans. The agent is not responsible for any damage to the property or any loss of any kind. The agent is not responsible for any other matter. The agent is not responsible for any other matter. The agent is not responsible for any other matter.



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