

2 William Street,  
Rastrick HD6 1HR

PCM  
£395 PCM



AVAILABLE JANUARY, THIS ROOM OFFERS THE OPPORTUNITY FOR A MODERN WORKSPACE AT AN AFFORDABLE PRICE OF £395 INCLUDING VAT, UTILITIES AND INTERNET.

PAISLEY  
PROPERTIES

## ENTRANCE AND LANDING



You enter the property and a staircase ascends to the first floor landing. Doors open to two offices (one currently in use), the kitchen, and separate male/female toilets.

### OFFICE 15'7" max x 10'4" max



A good size office with two windows allowing natural light to flood the room and offering roof top views. The office is furnished with cabinetry, desks and chairs. A door opens to the landing.

## KITCHEN 13'9" max x 8'9" max



Shared with the other office, the kitchen is fitted with dark grey base units, complimentary work surfaces and a stainless steel sink with mixer tap over. There is space for a fridge and a breakfast bar provides space for informal dining. A door opens to the landing.

## W.C



Again shared with the other office are two separate W.C's having a wall hung hand wash basin and low level toilet in each.

## EXTERNAL AND PARKING



Surrounded by wrought iron fencing and offering a good deal of security is a wrap around yard area.

Adjacent to the property is a public car park and on street 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. 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).

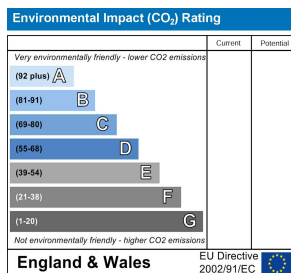
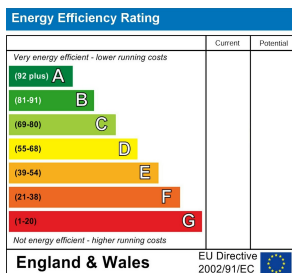
## PAISLEY

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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