

28 New Road,
Staincross S75 6PP

PCM
£795 PCM



THIS LOVELY TWO BEDROOM END TERRACED PROPERTY IS IN EXCELLENT CONDITION WITH A FABULOUS DINING KITCHEN AND OFF ROAD PARKING FOR TWO VEHICLES. EPC: D56

AVAILABLE IMMEDIATELY, UNFURNISHED , NO PETS, NO SMOKERS, BOND IS £915

PAISLEY
PROPERTIES

LOUNGE 12'3" max x 10'10" approx



You enter the property through a white upvc door into this welcoming lounge that enjoys a front facing window that floods the room with natural light. A gas fire sits within a wood and marble surround and creates a lovely focal point for this room. There is a central ceiling light fitting and wood effect laminate flooring underwood.

DINING KITCHEN 12'6" max x 11'6" approx (to stairs)



This lovely, spacious dining kitchen is fitted with wood effect wall and base units, roll top work surfaces with tile splashbacks and a sink and drainer with mixer tap over. There is an integrated electric oven and four ring electric hob, along with a fridge freezer. There is space and plumbing for a washing machine and tumble dryer and vinyl flooring completes the room. A breakfast bar with stools provides a useful space to dine and an external door lead to the rear yard. Dual aspect windows provide this room with lots of natural light, doors lead through to the lounge and cellar and stairs ascend to the first floor landing.

CELLAR

Stone steps lead to this good sized, usable cellar which has power and light and provides useful storage.

FIRST FLOOR LANDING



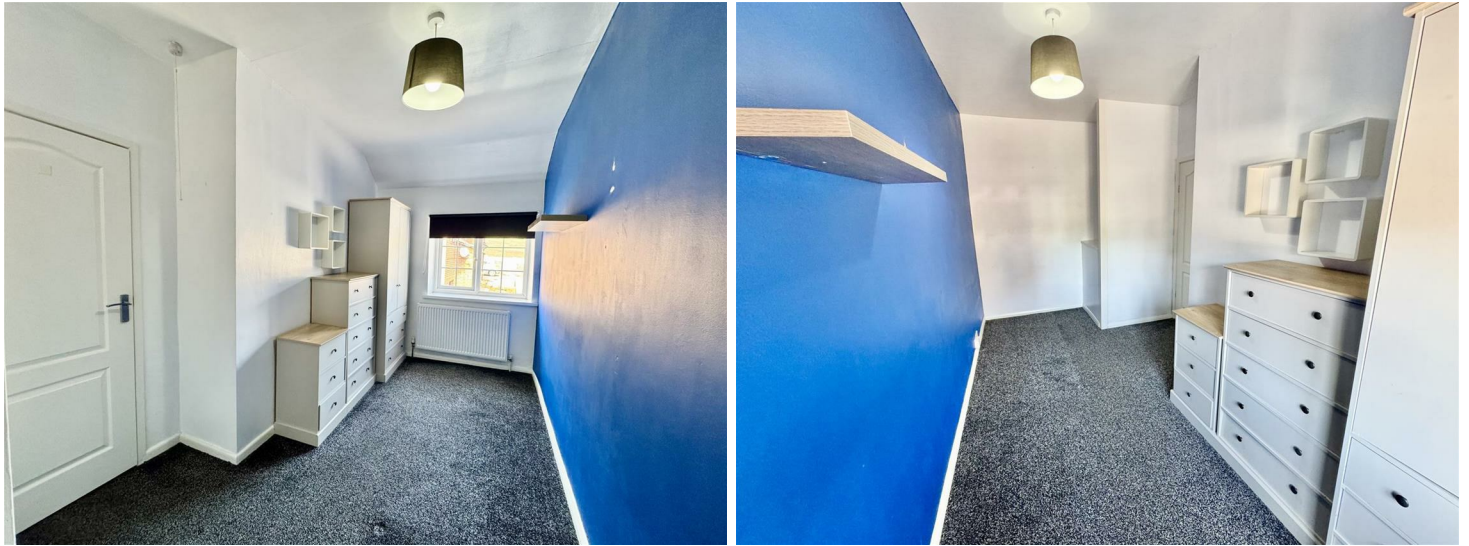
Stairs ascend from the kitchen to the first floor landing which has a central ceiling light, a hatch providing access to the loft and grey carpet underfoot. Doors lead through to bedroom one, two and the house shower room.

BEDROOM ONE 10'11" approx x 12'3" max



This spacious double bedroom has a front facing window and benefits from a fitted wardrobe which has ample hanging space. There is neutral decor and door and grey carpet underfoot. A door leads to the landing.

BEDROOM TWO 8'2" max x 14'7" max



Another good sized bedroom situated to the rear of the property which has a rear facing window and lots of space for free standing bedroom furniture. There is neutral decor, pendant lighting and grey carpet underfoot. A door leads to the landing.

HOUSE SHOWER ROOM 7'11" max x 6'1" max



Located to the rear of the property is the house shower room that includes a three pieces suite comprising of a walk in double shower cubicle with glass screen and electric shower, a closet hand wash basin with chrome mixer tap that is mounted upon a white vanity unit and a low rise w.c that is also built in to the same unit. Black sparkly shower boards clad the walls and these contrast with white floor tiles. An obscured glazed window provides natural light and a door leads to the landing.

REAR & PARKING



To the rear of the property is an enclosed yard that has space for storing the household refuse bins and to the side of the property there are two parking spaces that are specifically allocated to this property.

FRONT



To the front of the property is a small flagged area with stone steps that lead up to the front door to enter the property.

LETTINGS INFORMATION MAPPLEWELL

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).

AGENT NOTES MAPPLEWELL

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

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.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.

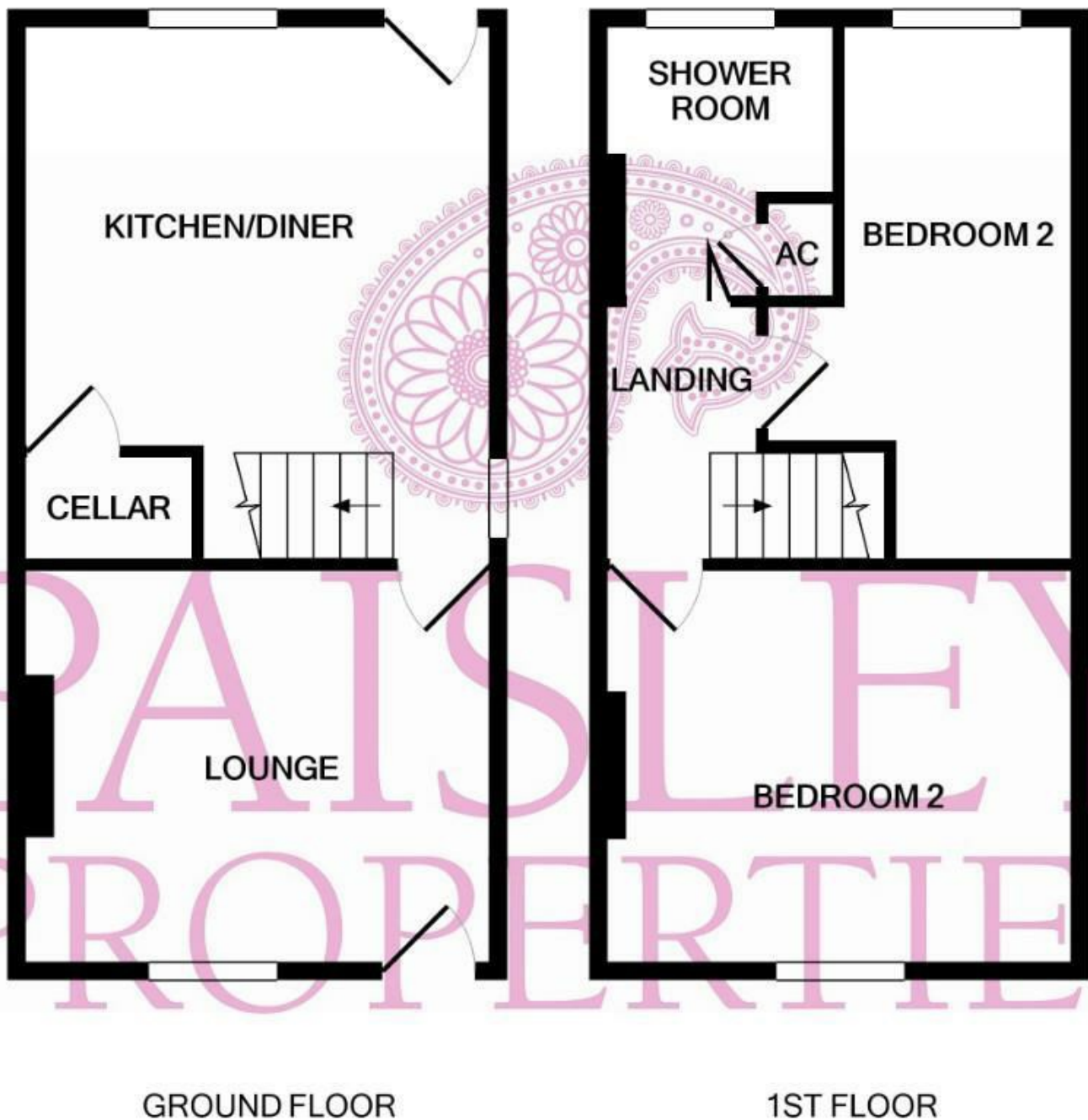
PAISLEY PROPERTIES MAPPLEWELL

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 MAPPLEWELL

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. *



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	84
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	49	82
England & Wales EU Directive 2002/91/EC		

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

PAISLEY
PROPERTIES