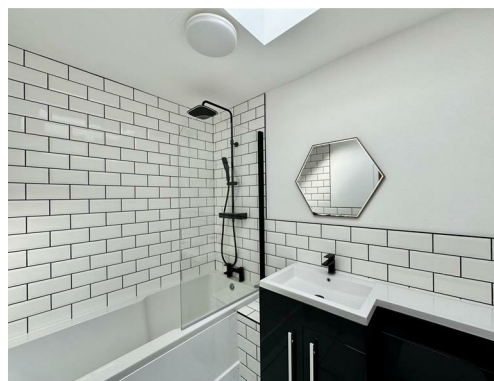


72 Westgate,
Almondbury HD5 8XJ

PCM
£850 PCM



AVAILABLE SEPTEMBER, UNFURNISHED, NO SMOKERS,
BOND £980, COUNCIL TAX BAND A, ENERGY RATING C.

PAISLEY
PROPERTIES

OPEN PLAN LIVING KITCHEN AND CLOAKROOM 37'4" max x 11'11" max

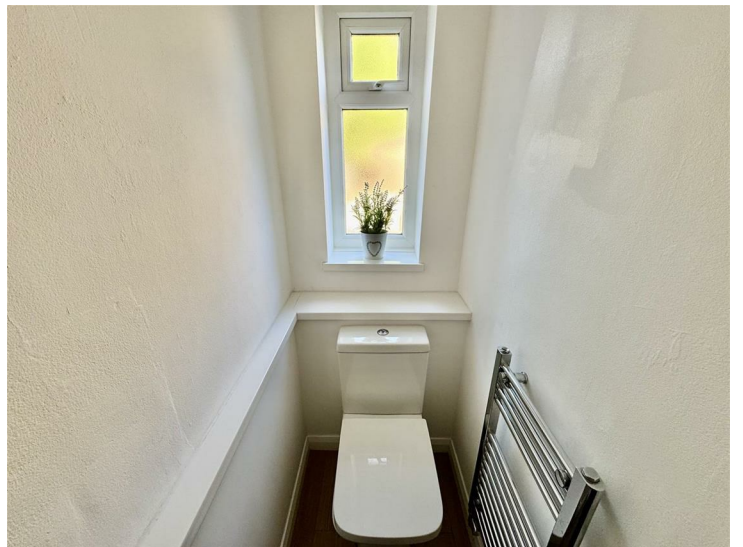
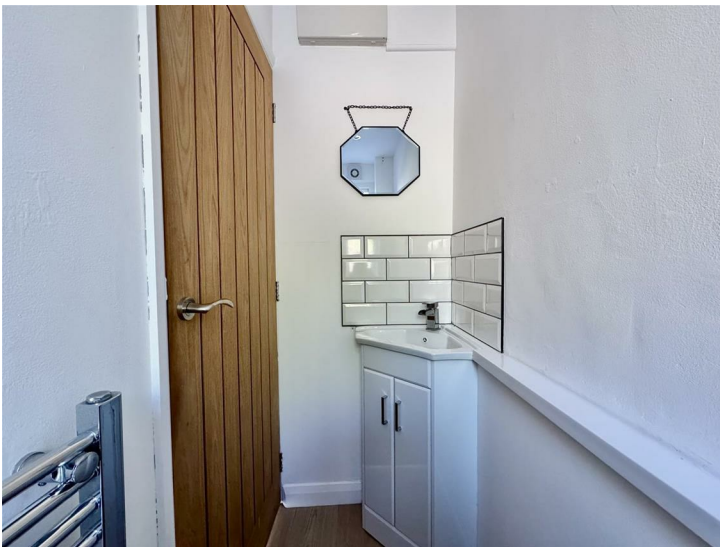


This spacious, dual aspect, open plan living space incorporates the living area, dining area, kitchen and cloakroom. Attractive laminate flooring and spotlights to the ceiling flow throughout. The kitchen area is fitted with cream base and wall units with white metro tiled splashbacks, contrasting roll top worktops and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, electric four ring hob with extractor over and a fridge. The lounge and dining area allows plenty of space to accommodate lounge furniture and a dining table with chairs. To the rear of the kitchen is a useful cloakroom area ideal for removing coats and shoes. Doors lead through to a ground floor W.C, two good size storage cupboards ideal for household items and a staircase ascends to the first floor landing.





GROUND FLOOR W.C 6'5" apx x 2'8" apx



This handy room comprises of a low flush W.C, corner vanity hand wash basin with tile splash back, heated towel rail and a door leads through to the kitchen.

FIRST FLOOR LANDING



Stairs ascend from the kitchen to the first floor landing with timber balustrade, sky light to the ceiling and doors lead through to two double bedrooms, utility cupboard which has plumbing for a washing machine and the house bathroom.

BEDROOM ONE 11'11" max x 11'6" max



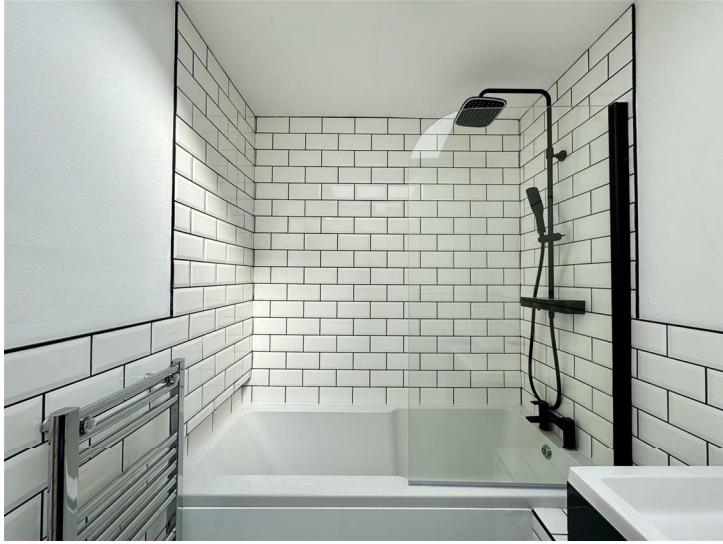
Located to the front of the property is this generously proportioned and neutrally decorated double bedroom with a bank of fitted wardrobes, space for additional freestanding furniture, a large window overlooks the front patio garden, street scene below and a door leads through to the landing.

BEDROOM TWO 11'10" max x 11'1" max



Another good sized double bedroom situated at the rear of the property, has a storage cupboard housing the boiler and plenty of space for freestanding furniture. A rear facing window has a lovely view over the rear patio garden garden and a door leads through to the landing.

HOUSE BATHROOM 7'0" apx x 5'4" apx



This contemporary bathroom features a three piece white suite comprising of a vanity hand wash basin with mixer tap, low level W.C, bath with rainfall shower over and glass screen. The room is partially tiled, has a sky light ceiling, heated towel radiator, complimentary tile flooring underfoot and a door leads through onto the landing.

REAR GARDEN



To the rear of the property is a fence enclosed patio with raised borders. There is ample space for garden furniture and is ideal for outdoor dining and entertaining. A timber gate opens to a rear pathway.

EXTERNAL FRONT



To the front of the property is a tiered patio ideal for sitting out and for decorative pots/planters.

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. *

LETTINGS INFORMATION - ALMONDBURY

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.

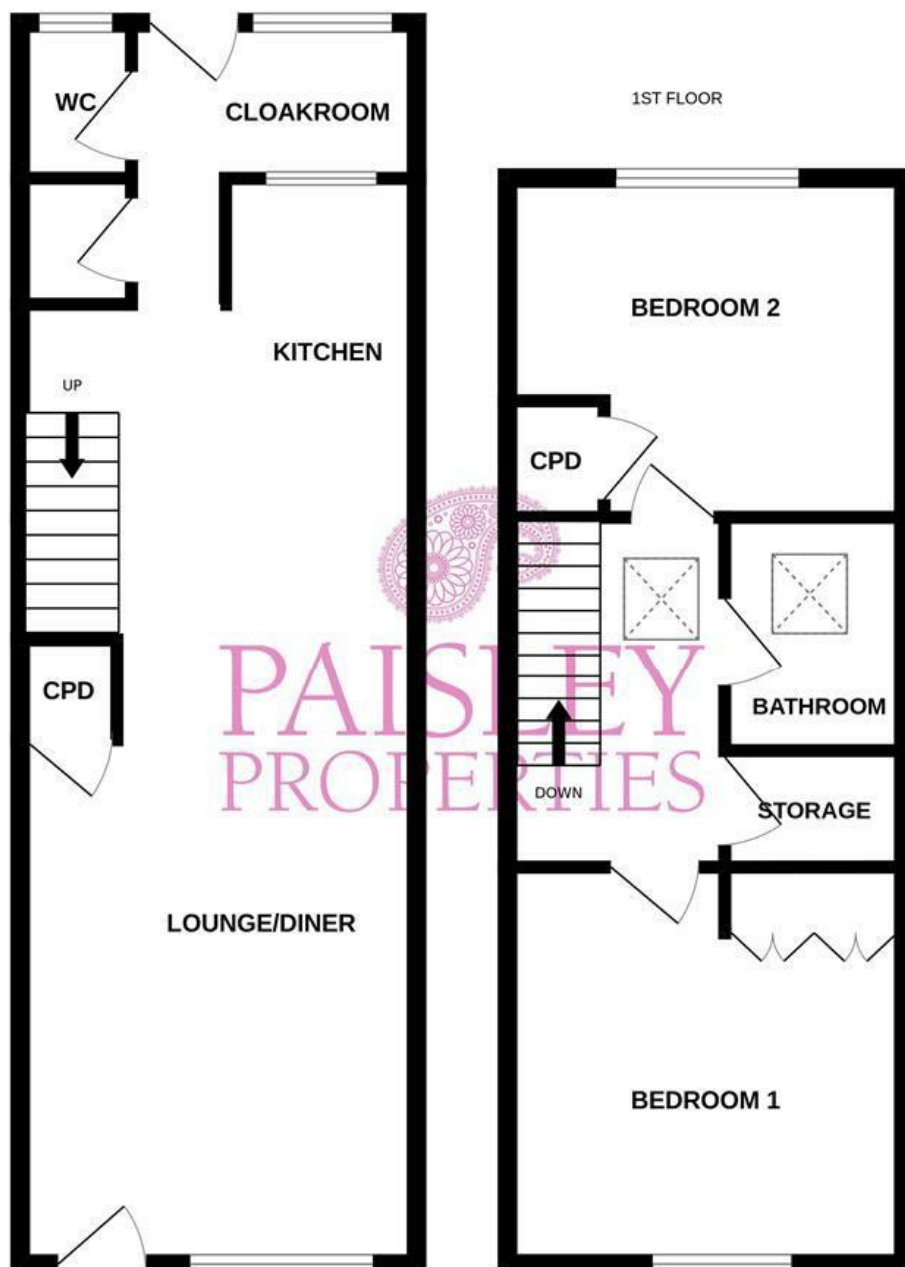
Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. We do not allow smoking in any of our properties.

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).

GROUND FLOOR



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

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		
England & Wales	EU Directive 2002/91/EC	87

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		
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

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

PAISLEY
PROPERTIES