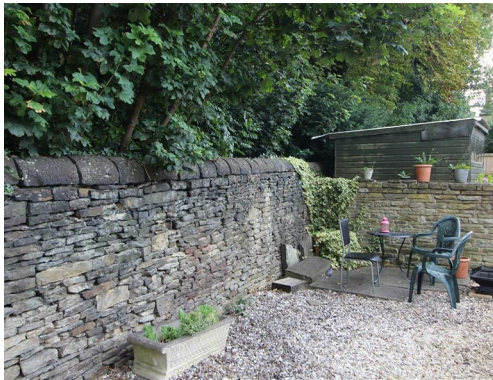


1 Clayton Mews High Street,  
Clayton West HD8 9PD

PER MONTH  
£625 Per Month



TWO BEDROOM FIRST FLOOR MAISONETTE FLAT WITH MODERN FIXTURES AND FITTINGS IN A CENTRAL VILLAGE LOCATION CLOSE TO THE M1 AND EASY ACCESSIBLE FOR COMMUTING TO LEEDS, SHEFFIELD, HUDDERSFIELD, BARNSELY AND WAKEFIELD.

AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS, NO PETS OR SMOKERS, BOND IS £595, EPC IS D55

PAISLEY  
PROPERTIES

Set over two floors, this 2 bedroom apartment briefly comprises of; lounge, galley kitchen with plenty of storage, modern bathroom and two first floor bedrooms. The rear of the property backs onto Millennium Green and The Pennine way runs at the side of the apartment. Nestled in a semi-rural location above the local village store, offering the opportunity for various sporting activities including bicycle riding and running, the location is perfectly situated for commuting to Leeds, Wakefield, Sheffield and Huddersfield, the M1 motorway being only minutes away.

### **ENTRANCE**

An external set of stairs rise to the first floor where a door leads to a small corridor, which gives access to two flats. You enter the property through a timber door into the entrance hallway where doors lead to the lounge, kitchen and house bathroom and a staircase rises to the first floor. The entrance has neutral decor pale laminate flooring and ceiling lighting.



### **LOUNGE 17'7" x 11'9" approx**

This good sized lounge is positioned to the front of the property and has a large front facing window, giving views of the street and beyond. The room is decorated in neutral tones, has laminate flooring, pendant and ceiling lighting and there is ample space for free standing living room furniture.



### **KITCHEN 14'4" x 7'1" approx**

This modern galley style kitchen has a superb range of grey wall and base units, white marble effect worktop and integrated appliances including single electric oven, 4 ring gas hob with modern chrome extractor above. There is a stainless steel sink with chrome mixer tap and space and plumber for a fridge and washing machine. There is a side facing upvc window, laminate flooring and pendant lighting



### **BATHROOM 7'10" x 6'11" (reduced height) approx**

This modern bathroom features a three piece white suite consisting of panelled bath with chrome taps, glass screen and a thermostatic shower over, pedestal hand-wash basin and a low level WC. The room is partly tiled and has a contrasting grey vinyl floor. A rear side facing obscure glazed window fills the room with light and recessed spotlighting completes the space



### **LANDING**

Stairs ascend from the hallway to the first floor landing where doors lead to the two bedrooms and a Velux window floods the space with light.



**BEDROOM ONE 20'5" x 7'7" approx (reduced height either end)**

Spanning the depth of the property, this good sized bedroom has plenty of room for free standing bedroom furniture and has cleverly used the eaves to give the feeling of a larger room. There is a large velux window, ceiling lighting, pale laminate flooring and a door leads to the landing



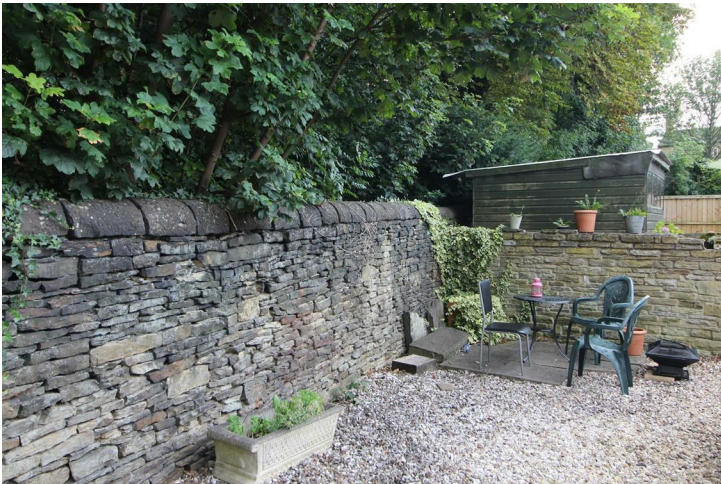
**BEDROOM TWO 9'1" x 7'10" (reduced height) approx**

Positioned to the rear of the property, this second bedroom has been decorated in neutral tones, has laminate flooring, a velux window. and a door leads to the landing.



**OUTSIDE**

There is a private secure courtyard for parking and space for outdoor furniture.



## **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 will 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). If pets are allowed in the property then an increased deposit may be required.

## **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.

FIRST FLOOR

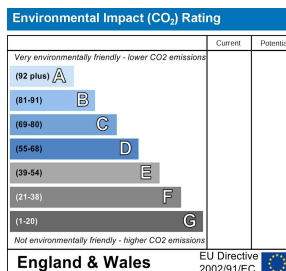
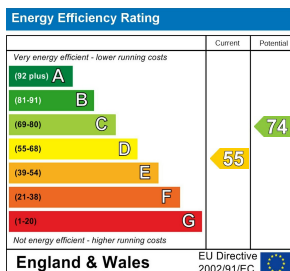


SECOND FLOOR



PAISLEY PROPERTIES

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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