

151B Wakefield Road,  
Scissett HD8 9HR

PER MONTH  
£700 Per Month



SPACIOUS MODERN 3 DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH CENTRAL VILLAGE LOCATION AND OFF ROAD PARKING.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO PETS or SMOKERS / BOND is £805 / COUNCIL TAX BAND A / EPC IS C75

PAISLEY  
PROPERTIES



## SUMMARY

### COMMUNAL ENTRANCE

You enter at the rear of the property through a upvc door into the entrance lobby. Stairs rise to the first floor and guests can use the video entry system.

### LANDING 9'10" max x 16'2" max

You enter the apartment through a timber door, a staircase leads to the spacious landing area. There is plenty of space to store coats and shoes and doors lead through to the kitchen living area, three bedrooms and house bathroom. It is finished with neutral decor, recessed spotlighting and carpeted flooring.

### KITCHEN LIVING AREA 9'7" max x 23'7" max

This modern kitchen is fitted with a range of white gloss base and wall units which are complimented by black laminate work surfaces and stylish grey tiled splash backs. There is a stainless steel sink and drainer with mixer tap over, single electric oven with 4 ring gas hob and extractor fan over, plumbing for a washing machine and space for a dryer. The room benefits from an integrated breakfast bar, recessed spotlights and wood effect vinyl flooring. The living area has ample space for freestanding furniture. There is brown carpet underfoot and chrome spotlighting. There is a skylight allowing lots of natural light into the room. Door leads to the landing area.



### BEDROOM ONE 11'5" x 11'1"

Positioned to the rear of the property, this generous double bedroom benefits from fitted wardrobes as well as ample space for freestanding furniture. The bedroom is neutrally decorated in white, has chrome spotlighting and beige carpet underfoot. Door leads to the landing.



### **BEDROOM TWO 9'5" max x 12'0" max**

Another double bedroom, again located at the rear of the property. The room benefits from beige carpeted flooring, chrome spotlighting and fitted storage cupboard. Door leads to the landing.



### **BEDROOM THREE 12'7" max x 9'11" max**

Positioned to the front of the property, this third double bedroom has a large skylight allowing lots of natural light into the room. The bedroom is neutrally decorated in white, has chrome spotlighting and beige carpet underfoot. A door leads to the landing.



**BATHROOM 10'10" max x 6'5" max**

This modern house bathroom is fitted with a white four piece suite which includes full size bath, shower cubicle, pedestal hand wash basin with mixer tap over and a low flush W.C. The room is partially tiled with complementing tiles to the floor and walls. There is a large skylight window, chrome spotlighting to the ceiling and chrome heated towel rail. A door leads to the landing.





## **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**

Paisley Properties 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. \*

## **AGENTS NOTES:**

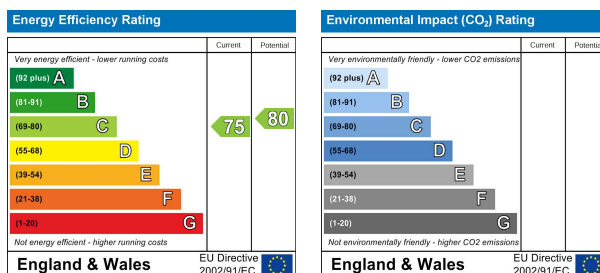
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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