16 Luck Lane,
Marsh HD3 4AF

PCM
£850 PCM

AVAILABLE JUNE, UNFURNISHED, NO SMOKERS, BOND £975, ENERGY RATING C, COUNCIL TAX BAND A

PAISLEY
PROPERTIES

ENTRANCE HALL
You enter the property through a timber and glazed door into this welcoming entrance hallway with room to remove outdoor clothing and a door leads through to the living room. Stairs ascend to the first floor landing.

LIVING ROOM 15′0″ max x 14′2″ max

This neutrally decorated reception room has a large window allowing an abundance of natural light to flood through and plenty of space for freestanding furniture. A decorative and exposed decorative use only stone fireplace gives a lovely focal point to the room and doors open through to the kitchen, cellar head and back through to the entrance hall.

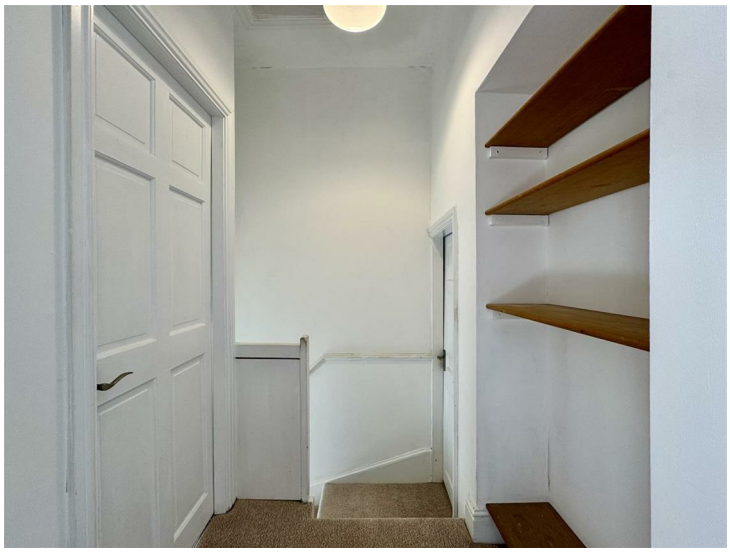
KITCHEN 10′5″ max x 8′5″ max

Located to the rear of the property with a view over the garden is this modern kitchen which is fitted with cream wall and base units, contrasting work surfaces and splashbacks. Integrated appliances include an electric oven, grill and a four ring gas hob with extractor over. There is plumbing for a washing machine and space for a fridge freezer. Ceramic tile flooring flows underfoot and a door opens to the living room. An external door opens to the garden.

CELLAR 17′4″ max x 6′5″ max

A good size cellar head allows room for storing household items and stone steps descend to a good size cellar with inset shelving.

FIRST FLOOR LANDING



Stairs ascend from the entrance hall to the first floor split landing. There is inset shelving and doors lead to the two bedrooms and the bathroom.

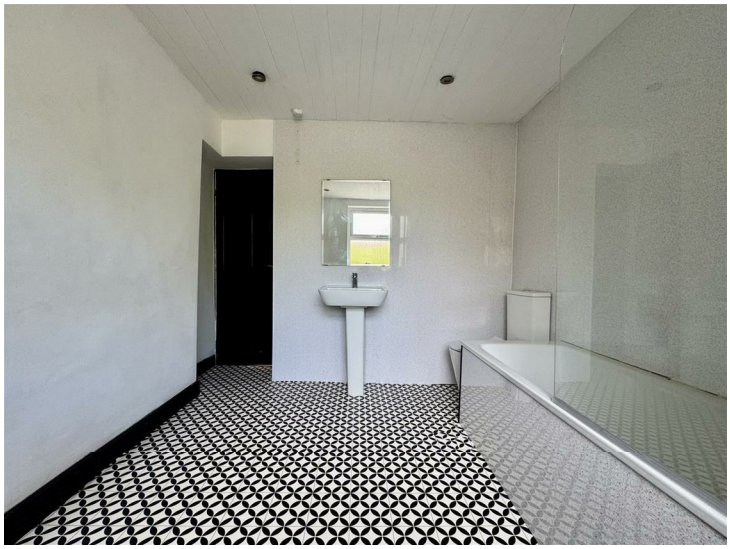
BEDROOM ONE 15'7" max x 9'5" max

Positioned at the front of the property, this generous size double bedroom benefits from fitted louvre style wardrobes, overhead storage and fitted shelving. There is space for bedroom furniture and a door leads to the landing. There is a decorative fire place.

BEDROOM TWO 11'4" max x 7'5" max

A bright small double bedroom with space for freestanding bedroom furniture, bulk head shelf and a door leads to the landing.

BATHROOM 9'10" max x 9'0" max



This spacious bathroom comprises of a white three piece suite including a bath with shower over and glass screen, pedestal hand basin with mixer tap and a low flush W.C. The room is partially splash boarded, has spotlighting and attractive vinyl flooring flows underfoot. There is space for freestanding storage and a fitted cupboard with shelving houses the boiler. There is an obscure glazed window and a door leads to the landing.

REAR GARDEN

To the rear of the property is a well maintained gravel garden with space for outdoor dining and garden furniture.

Please note Neighbouring properties have access through the garden.

EXTERNAL FRONT AND PARKING

Entered by a timber gate, a gravel garden allows space to sit out and for decorative pots and planters.

The property has on street permit parking.

AGENT NOTES

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.

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).

MORTGAGES

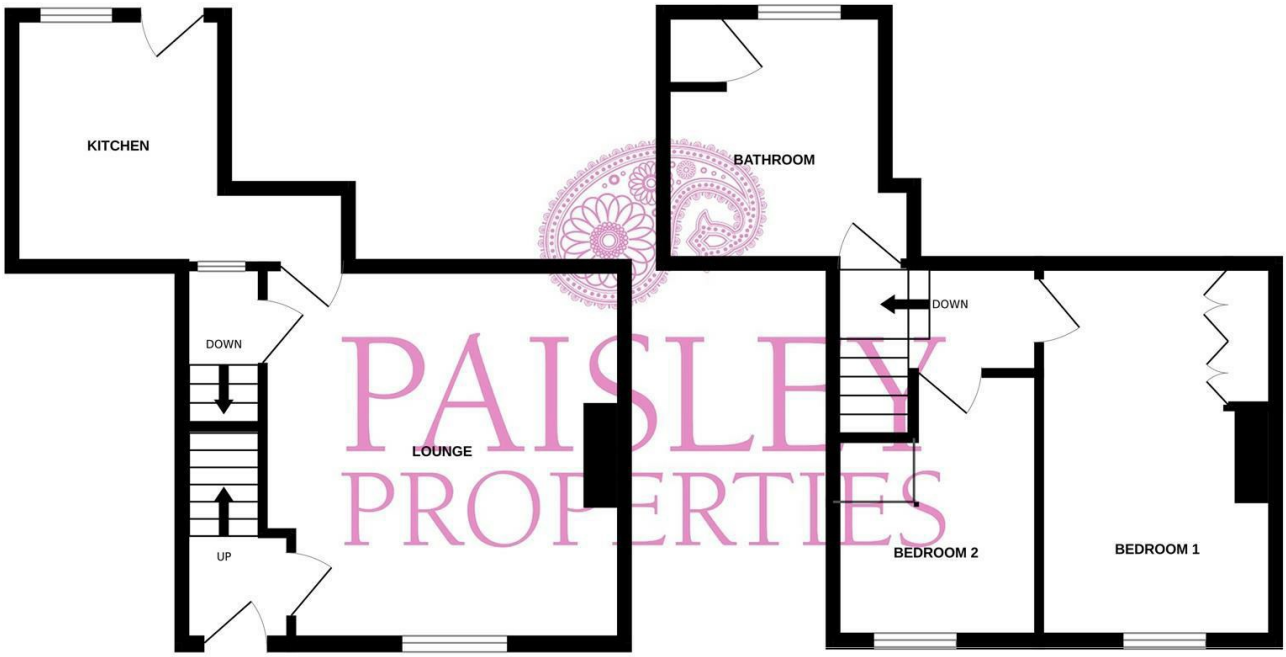
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare

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. *

GROUND FLOOR

1ST 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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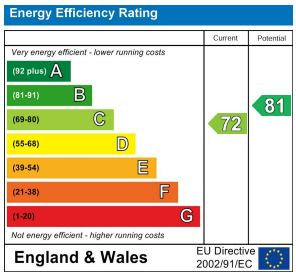

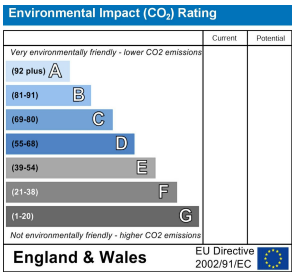

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