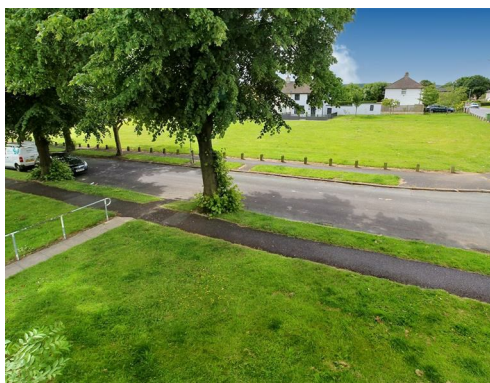


35 Daw Royds,
Almondbury HD5 8SN

PCM
£525 PCM

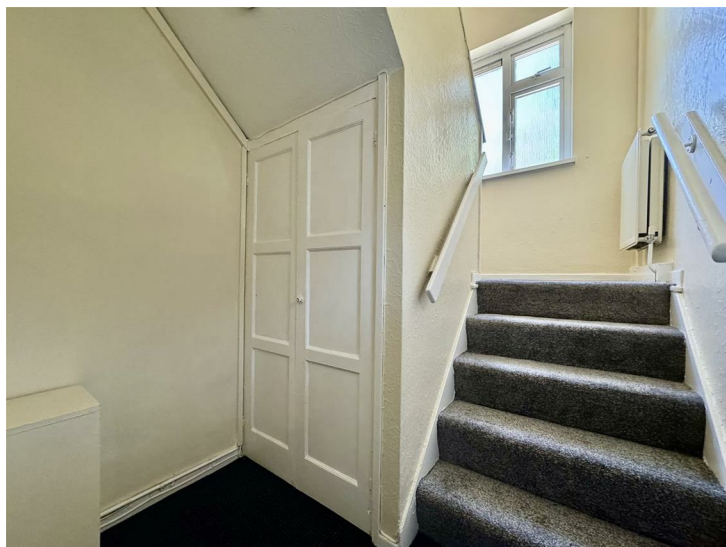


AVAILABLE NOVEMBER, UNFURNISHED, NO PETS, NO
SMOKERS, BOND £605, ENERGY RATING C, COUNCIL TAX
BAND A

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a white partially glazed timber side door into a hallway which has ample space for removing coats and shoes, space for freestanding furniture, under stairs cupboard which house the meters and a quarter landing staircase ascends to the first floor.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a built in cupboard housing the boiler, space for freestanding furniture, laminate flooring underfoot and doors lead through to the lounge, kitchen, bedroom and bathroom.

LOUNGE 14'4" x 13'3"

This bright and spacious reception room has ample room for free standing furniture and a large front facing window which gives a pleasant outlook over the front lawn, street scene and open space beyond. There are alcoves to either side of the fireplace with one side having shelving and storage and a door leads through to the landing.



KITCHEN 9'5" x 7'4"

Positioned at the front of the property is the recently fitted kitchen which comprises of white gloss wall and base units, complimentary roll top work surfaces, neutral tiled splash backs and a stainless steel sink and drainer with mixer tap over. The kitchen has space for a freestanding electric oven, fridge freezer and plumbing for a washing machine. Vinyl flooring gives a practical solution underfoot and a window allows the room to be flooded with natural light. A door leads through to the landing.



BEDROOM 14'3" x 10'2"

This great sized double bedroom has ample space for freestanding bedroom furniture and has a built in floor to ceiling storage cupboard ideal for storing towels and bed linen. A large rear facing window over looks the rear garden and a door leads through to the landing.



BATHROOM 6'10" x 5'4"

This modern bathroom features a three piece suite comprising of a bath with shower over, vanity hand wash basin and a low level W.C. The room is fully tiled with vinyl flooring underfoot, there is rear facing obscure glazed window and a door leads through to the landing.



EXTERNAL FRONT

To the front of the property is a lawned garden, with ample space for outdoor furniture and a path leads to the side entrance.





EXTERNAL REAR

To the rear of the property there is a lawned garden with tree, mature shrubs and an outbuilding ideal for storing outdoor furniture.



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

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.

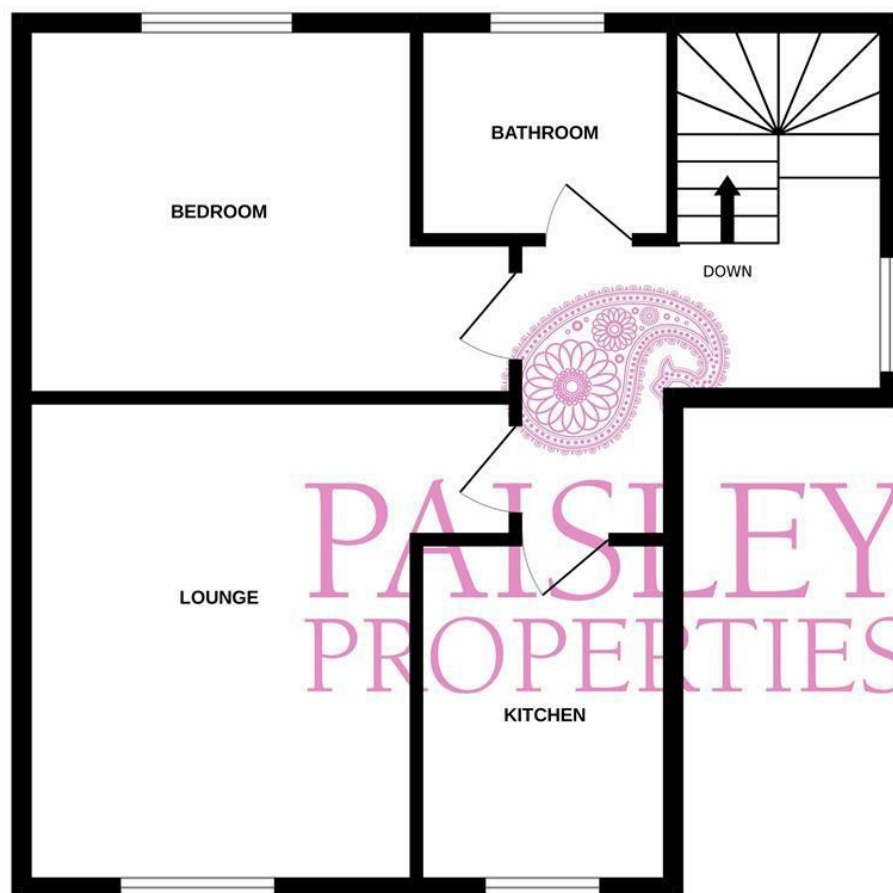
MORTGAGES

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

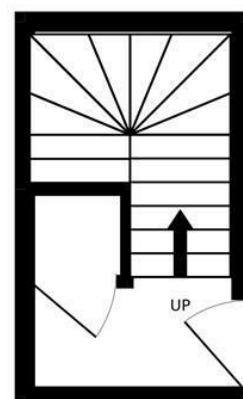
in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

FIRST FLOOR



ENTRANCE 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.
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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		72	75
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			
England & Wales		73	77
EU Directive 2002/91/EC			

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