

32 Round Hill,
Darton S75 5QJ

PCM
£1,000 PCM



TUCKED AWAY ON A QUIANT CUL-DE-SAC IN THE POPULAR VILLAGE OF DARTON IS THIS WELL PRESENTED THREE BEDROOM, DETACHED FAMILY HOME. THE PROPERTY ENJOYS AN ELEVATED POSITION AND BENEFITS FROM A STUNNING DINING KITCHEN, SPACIOUS LOUNGE, THREE LOVELY BEDROOMS, ENCLOSED REAR GARDEN AND GARAGE.

AVAILABLE FROM MID APRIL 2024 / UNFURNISHED / PETS CONSIDERED / NO SMOKERS / BOND IS £1150 / COUNCIL TAX BAND: C / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'1" x 10'5"

You enter the property through a grey composite door in to a welcoming entrance hallway which has space to remove outdoor clothing. There is attractive vinyl flooring underfoot and a staircase that ascends to the first floor landing. Doors lead through to the downstairs W.C and lounge.



DOWNSTAIRS W.C 2'9" x 5'4"

Conveniently located off the hallway is this handy W.C which comprises a low level W.C and pedestal hand wash basin. There are white tile splashbacks to the sink, a front obscure glazed window that fills the space with light and wood effect laminate flooring underfoot. A door leads through to the hallway.



LOUNGE 11'7" x 16'3"

Positioned to the front of the property is this substantial living room which will accommodate large pieces of free standing furniture. An electric fire sits on a black granite hearth with wood fire surround creating a lovely focal point to the room and a front facing window overlooks the cul-de-sac. A handy understairs closet provides excellent storage of household items and there is neutral decor to the walls. Doors lead through to dining kitchen and hallway.



DINING KITCHEN 15'2" x 8'7"

Spanning the rear of the property is this stylish dining kitchen which offers plenty of space to one side for a family dining table and chairs. The kitchen is fitted with white gloss wall and base units, black roll top worksurfaces, black composite sink with drainer and pull out mixer tap over and grey metro tile splashbacks. Integrated appliances within the kitchen include an electric oven, four ring gas hob with extractor overhead, mini dishwasher and there is plumbing for a washing machine and space for a freestanding fridge freezer. A rear aspect window has a pleasant outlook to the garden and patio doors open out to the conservatory. There is attractive black tiling underfoot and a door leads through to the lounge.



CONSERVATORY 8'2" x 9'1"

This fantastic addition to the property is glazed to three sides with access to the garden via french doors. There is space for large items of furniture and wood effect vinyl flooring underfoot. This versatile space is the perfect setting to look out to the garden and relax in the summer months or alternatively make a great play room for families with small children. Patio door lead back through to the dining kitchen.



FIRST FLOOR LANDING 6'1" x 9'4"

A staircase ascends from the entrance hallway to the first floor landing where there is a side facing window and a hatch that provides access to the loft space. A handy closet provides excellent storage of linen and towels and there are doors to three bedrooms and bathroom.

BEDROOM ONE 13'5" x 9'10" (inc wardrobe)

This spacious master bedroom benefits from dual aspect front facing windows that have a pleasant outlook to the cul-de-sac and beyond. There is space for free standing furniture with the addition of a bank of wardrobes that sit to one wall and a further bulk head storage closet. There is tasteful decor to the walls, wood effect laminate underfoot and a door that leads through to the landing.



BEDROOM TWO 8'10" x 8'9"

Positioned to the rear of the property is this well proportioned bedroom that will accommodate a double bed and freestanding furniture. A rear aspect window overlooks the garden and there is neutral decor to the walls. A door leads through to the landing.



BEDROOM THREE 8'10" x 6'2"

This adaptable third bedroom could accommodate a small double bed or alternatively make a great children's bedroom or office for those working remotely. A rear window has a similar outlook to bedroom two and a door leads through to the landing.



BATHROOM

This lovely house bathroom is fitted with a white three piece suite which comprises a bath with overhead shower, pedestal hand wash basin with traditional hot and cold tap and low level W.C. A side facing obscure glazed window fills the space with light and there is attractive white tiling to the walls. Black tile flooring completes this room and a door leads through to the landing.



FRONT & GARAGE

To the front there is a lovely grass lawn that adds a splash of colour to the frontage. Steps arise to the front door and a driveway sits to the side providing off road parking.

A garage sits at the end of the drive and is fitted with an up and over door. There is loft storage to the roof and external access can be gained via a side Upvc door that leads out to the garden.

REAR

To the rear of the property there is a lovely enclosed garden. A large decked patio provides plenty of space to accommodate garden furniture and there are raised flower beds with scattered shrubs and plants to enjoy.



~ New Lettings Info ~

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.

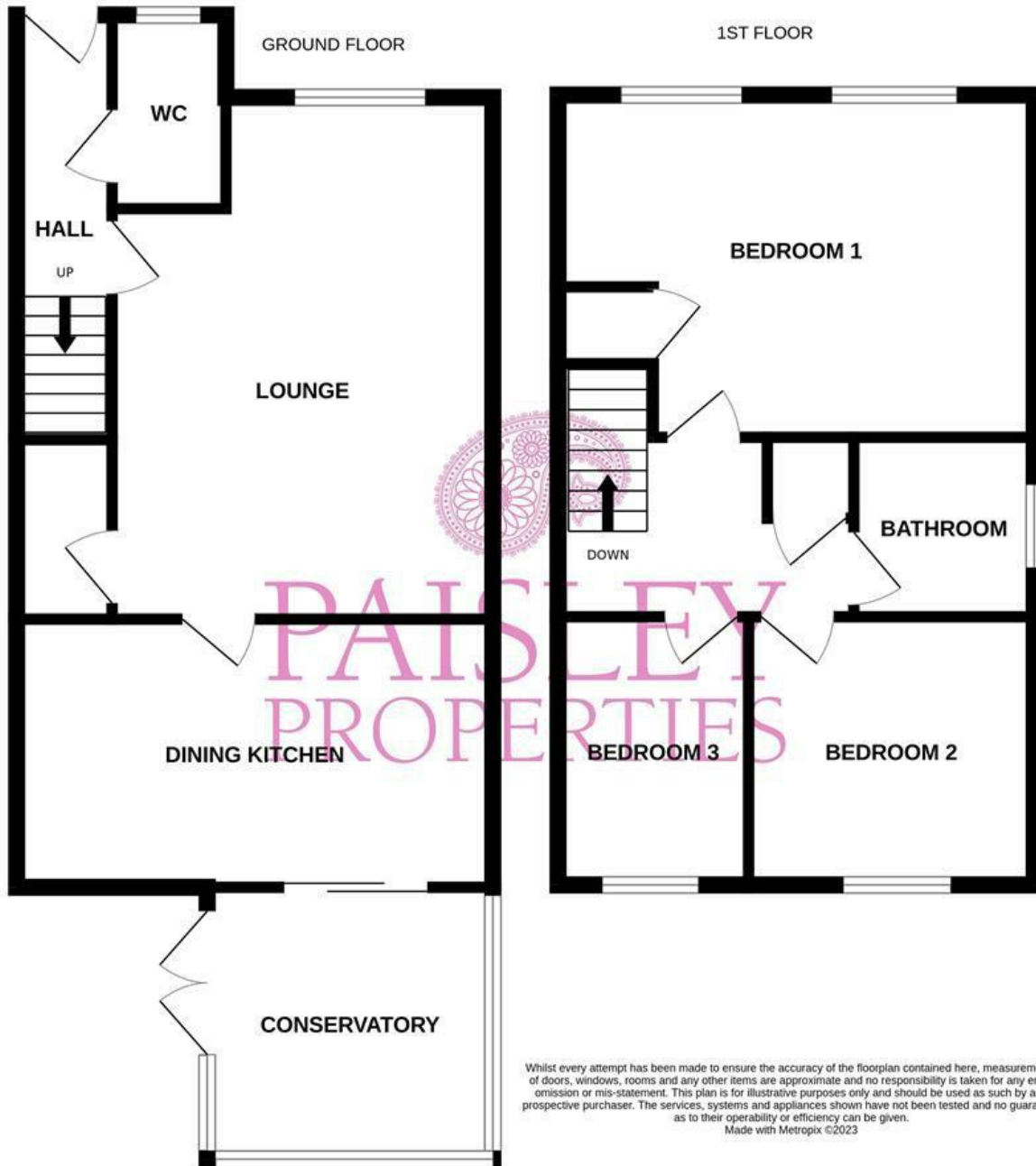
~ Paisley Properties ~

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.

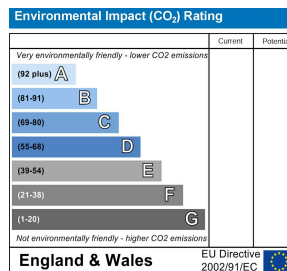
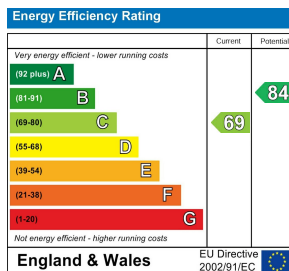
~ Paisley Mortgages ~

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 to arrange an appointment.

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



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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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

