

1 Field Fold,  
Skelmanthorpe HD8 9WP

PCM  
£750 PCM



BEAUTIFULLY PRESENTED THROUGHOUT, THIS READY TO MOVE INTO HOME HAS BEEN LOVINGLY LOOKED AFTER AND INCLUDES QUALITY FIXTURES AND FITTINGS, TWO OFF ROAD PARKING SPACES AND ENCLOSED REAR GARDEN.

AVAILABLE EARLY NOVEMBER ON AN UNFURNISHED BASIS, SMALL PETS CONSIDERED, BUT NO SMOKERS, BOND IS £870, COUNCIL TAX BAND B, EPC IS B81

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY**

You enter the property through a part glazed composite door into this welcoming entrance hallway which has a side facing window and plenty of space to remove coats and shoes. There is laminate flooring and doors lead to the WC and dining kitchen.

### **DOWNSTAIRS WC 3'0" max x 5'6" max**

This handy cloakroom is fitted with a two piece white suite including a low level W.C and pedestal hand wash basin with mixer tap over. There are attractive grey splash backs to the basin, a rear facing obscure glazed window and laminate flooring flows in from the entrance hall.



### **DINING KITCHEN 7'8" max x 14'7" max**

Spanning the width of the property, this stylish dining kitchen is fitted with a range of modern white high gloss wall and base units with chrome handles, contrasting black marble work surfaces with tiles splash backs and a sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor fan over and fitted dishwasher. There is space/plumbing for a washing machine and fridge freezer and to one end of the room there is ample space for a dining table and chairs. Laminate flooring and spot lights complete the room and a useful under-stairs cupboard provides excellent storage for household items.



### **LOUNGE 9'0" max x 11'0" apx**

Situated to the rear of the property with views over the garden from its two windows, this cosy living room is decorated in neutral tones and has a good amount of space for freestanding furniture. A staircase ascends to the first floor landing, an external door opens to the garden.



## FIRST FLOOR LANDING

Stairs ascend from the lounge to the first floor landing which has a loft hatch providing access into the loft space and doors to the two bedrooms and house bathroom.



## BEDROOM ONE 8'1" max x 14'7" max

This generously sized double bedroom is bursting with natural light courtesy of the three rear facing windows which overlook the peaceful street. There is an abundance of space for bedroom items, carpeted flooring, pendant lighting and a door leads to the landing.



## BEDROOM TWO 8'8" max x 7'2" max

Another fantastic bedroom which is bright and airy and enjoys a view over the cul-de-sac from its front facing window. The room is tastefully decorated and a door leads to the landing.





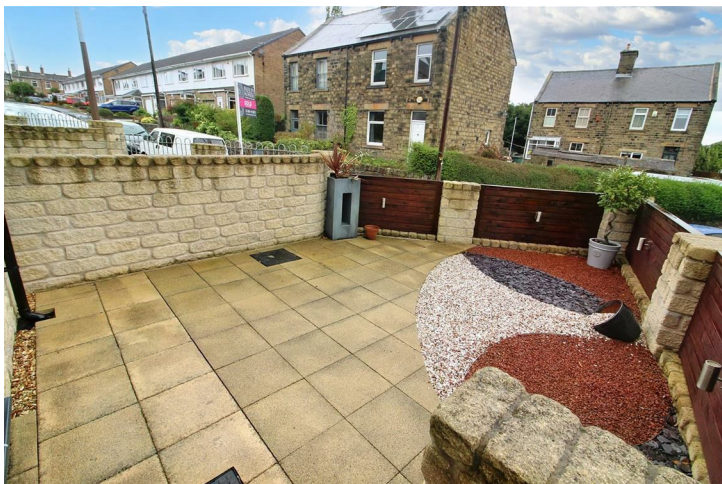
### **HOUSE BATHROOM 5'4" max x 6'10" max**

Fitted with a contemporary three piece white suite including a P shaped bath with shower over and curved screen, pedestal hand wash basin with mixer tap and low level W.C. The walls are fully tiled with beautiful grey tiles, there is complimentary tiled flooring and a front facing obscure glazed window floods the room with light. A door leads to the landing.



### **GARDENS & PARKING**

To the front of the property there is a small patio garden which leads to the front door. In front of the garden there are two block paved allocated parking spaces. To the rear of the property is a low maintenance garden with large patio area which is perfect for alfresco dining and entertaining and there is a decorative pebbled feature in the corner, which would look great with some pots and planters.







## **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.

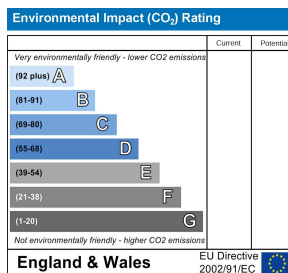
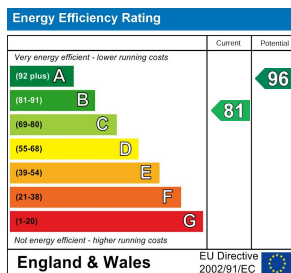
## **PAISLEY MORTGAGES**

Harry Mason 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 Harry, 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. \*

## **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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