

118 High Street,
Scapegoat Hill, Golcar HD7 4NJ

PCM
£725 PCM



AVAILABLE FROM 1ST JULY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £835, COUNCIL TAX BAND A, ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE LOBBY 4'0" x 3'8" max

You enter the property through a timber door into the lobby which has space to remove outdoor clothing, tile flooring underfoot and a door opens to the living room.

LIVING ROOM 14'8" x 13'2" max

This spacious and characterful lounge has space for freestanding living room furniture, inset shelving, beams to the ceiling and an inset exposed stone fireplace houses a gas stove making a wonderful focal point to the room. Windows with deep sills give a view over the garden, fantastic far reaching views beyond and a door opens to the kitchen.



KITCHEN 14'9" x 8'8" max

The kitchen is fitted with a range of white wall and base units, contrasting work surfaces with tile splashbacks and a porcelain sink and drainer with mixer tap over. Integrated appliances include an electric oven, microwave oven, four ring gas hob with extractor fan over, fridge, washing machine and dishwasher. There is an understairs storage cupboard ideal for a freezer and household items. A rear facing window gives a view to the rear courtyard. Spotlights to the ceiling and timber floor underfoot completes the look. An external door leads to the rear and a staircase with a timber balustrade ascends to the first floor landing.





FIRST FLOOR LANDING

Stairs ascend from the kitchen to the first floor landing with a rear obscure window, loft hatch and space for freestanding furniture if required. Doors lead through to two bedrooms and the bathroom.

BEDROOM ONE 16'9" x 7'3" max

Located at the front of the property with fantastic far reaching countryside views over to Emley Moor Mast, Castle Hill, Wessenden Head and Marsden Moor is this double bedroom with space for freestanding bedroom furniture, a bank of fitted wardrobes and a dressing table. A door leads through to the landing.



BEDROOM TWO 13'10" x 6'10" max

With the same views as bedroom one, this single room has a bank of fitted wardrobes, dressing table and a door leads through to the landing.



BATHROOM 7'0" x 5'8" max

This light and airy bathroom is partially tiled and fitted with a white three piece suite, including a bath with shower over and bi fold screen, pedestal hand wash basin and low flush W.C. The room has an obscure rear window, vinyl flooring underfoot and a door leads to the landing.



EXTERNAL REAR

To the rear of the property is a small enclosed courtyard which has space to sit out and gives access to an outdoor store which has power and would be ideal for a tumble drier or extra storage.



FRONT GARDEN AND PARKING

Accessed through a wrought iron gate is this good size tiered patio area which has ample space for outdoor furniture, to dine out and has fantastic far reaching countryside views.

There is on street parking.



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 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.

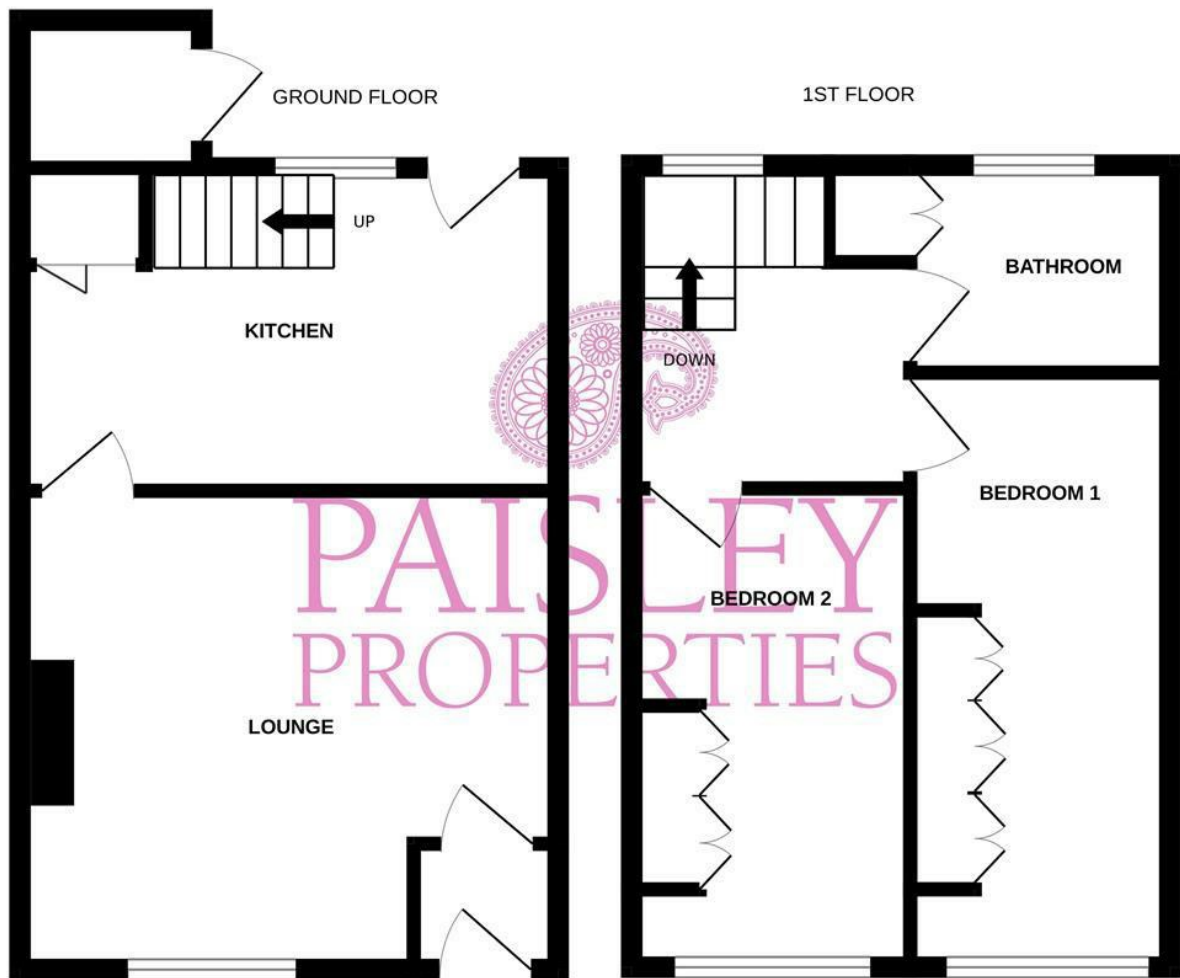
PAISLEY

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. *



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		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		EU Directive 2002/91/EC	

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