

34 Inkerman Way,
Denby Dale HD8 8UU

PCM
£1,100 PCM



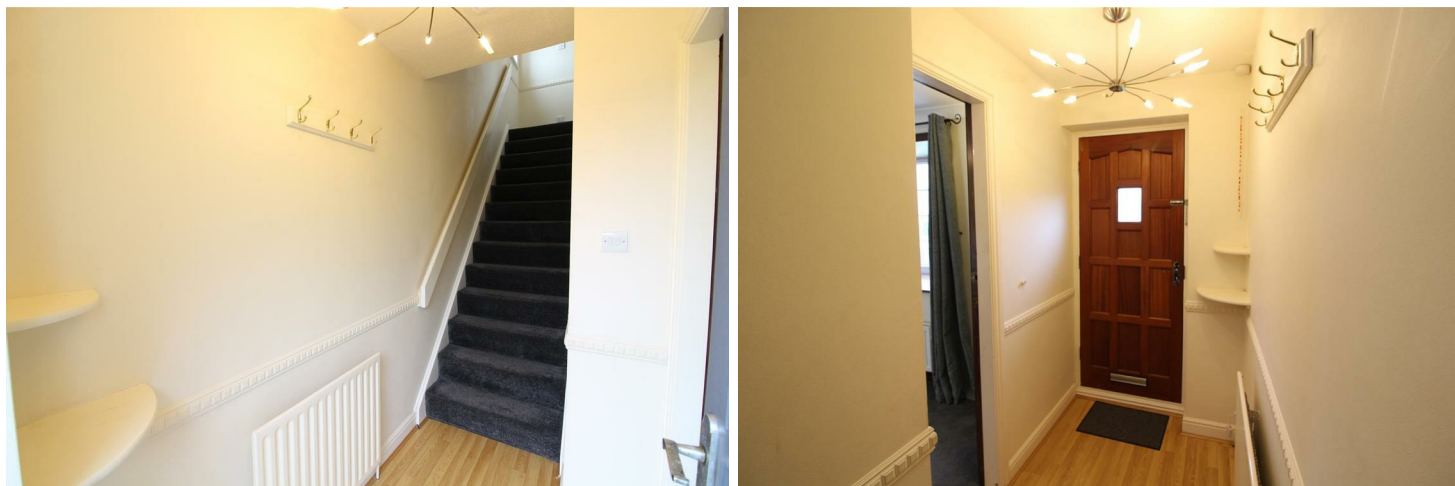
THIS WELL PRESENTED THREE BEDROOM DETACHED PROPERTY HAS GOOD SIZED LIVING ACCOMMODATION, ENCLOSED REAR GARDEN, DETACHED GARAGE AND OFF ROAD PARKING.

AVAILABLE EARLY OCTOBER ON AN UNFURNISHED BASIS, NO PETS OR SMOKERS, BOND IS £1270, EPC IS C71, COUNCIL TAX BAND C

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a timber door into the entrance hall which has plenty of space to remove outdoor coats and shoes. A door leads to the lounge and staircase rises to the first floor.



LOUNGE 14'7" x 11'11" (max) approx

This spacious lounge is bright and airy courtesy of the large bay window which floods the room with an abundance of natural light. There is an attractive modern fireplace with timber surround and mantle which creates a wonderful focal point to the room. Doors lead to the entrance hall, under stairs cupboard and an archway through to the dining room, creates an open plan feel to lower floor



DINING ROOM 9'10" x 7'7" approx

Positioned off the lounge is this handy dining room which has plenty of space to house a family dining table and chairs. Rear facing patio doors give direct access to the garden and a further door leads to the kitchen. The space is finished in neutral tones, has pale laminate flooring and wall and pendant lighting.



KITCHEN 9'10" x 7'2" approx

Fitted with a range of wooden wall and base units, roll top granite effect work surfaces, tiled splash backs and one and a stainless steel sink and drainer with mixer tap over. There is a freestanding double oven with four ring ceramic hob, chrome extractor fan and space for a tall fridge and freezer and space and plumbing for a washing machine. Tiled flooring, recessed spot lights and neutral decor complete the room and a rear facing part-glazed patio door gives access to the rear of the property.



STAIRS AND FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has doors leading to the three bedrooms, house bathroom and airing cupboard. There is carpeted flooring, pendant lighting and loft access.



BEDROOM ONE 12'8" x 7'11" approx

Positioned to the front of the property is this good sized master bedroom which benefits from fitted wardrobes and has a front facing window overlooking the quiet street. There is ample space for free standing bedroom furniture and a door leads to the landing.



BEDROOM TWO 10'0" x 8'1" approx

Another good sized double bedroom, this time positioned to the rear of the property and having views over the lovely rear garden and beyond. There is carpeted flooring, pendant lighting, neutral decor and a door leads to the landing.



BEDROOM THREE 9'4" (max) x 6'11" approx

This charming single room would alternatively make a fantastic home office, snug, guest room or child's nursery. There is a front facing window overlooking the street and a useful fitted cupboard.



HOUSE BATHROOM 6'9" x 5'11" approx

Fitted with a three piece suite which includes p shaped bath with shower over, pedestal hand wash basin and low level W.C. The room is fully tiled with decorative wall tiles, there are spot lights to the ceiling and tiles to the floor. A rear facing obscure glazed window makes the room feel bright and a door leads to the landing.



GARDENS AND PARKING

The front of the property is a curved block paved driveway which leads passed the house to the single detached garage and gives ample space for parking. To the rear of the property is the lovely enclosed garden which features well established hedges, timber fencing, mature trees and shrubs and large lawned area. There is a good sized timber decking which cleverly uses the area behind the garage to provide additional seating, alongside the patio area adjacent to the property.



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.

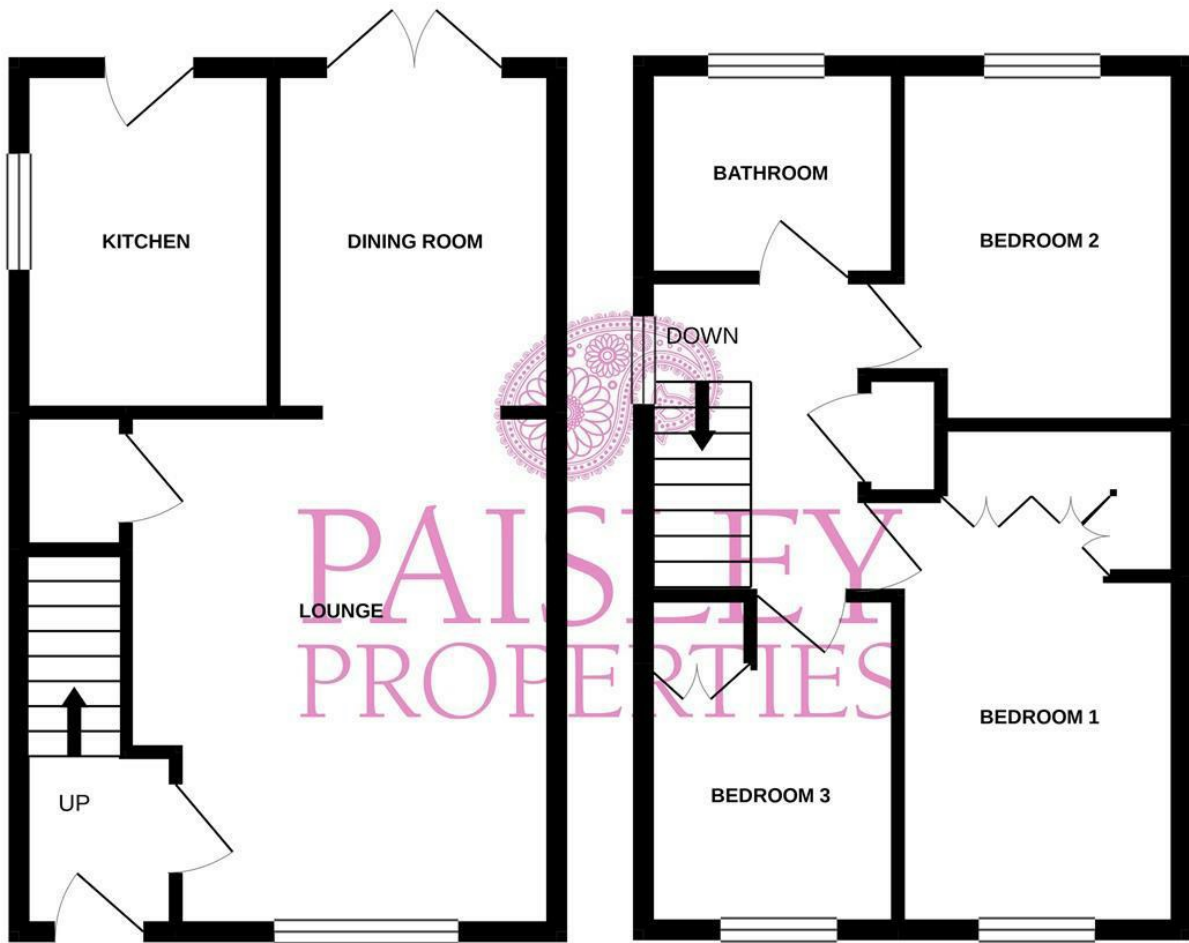
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

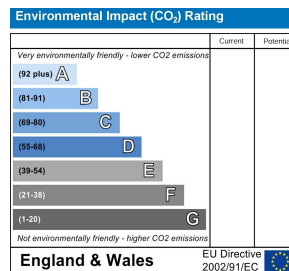
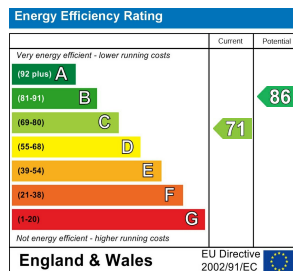
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

GROUND FLOOR

1ST 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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