

15A Highroyd Lane,  
Moldgreen HD5 9DN

PCM  
£1,250 PCM



THIS SUPERB FIVE BEDROOM END TERRACE HAS ACCOMMODATION OVER THREE FLOORS AND BENEFITS FROM OFF ROAD PARKING AND A REAR GARDEN.

AVAILABLE JANUARY 2024, FURNISHED, PETS CONSIDERED, NO SMOKERS, BOND £1440, COUNCIL TAX BAND C, EPC B, LONG TERM, 12 MONTHS MIN CONTRACT

PAISLEY  
PROPERTIES

## **ENTRANCE HALL**

You enter the property through a uPVC door into a spacious entrance hallway where there is room to remove and store coats and shoes. There is dark wood effect laminate flooring, a staircase which rises to the first floor landing and doors which lead through to the lounge, W.C, shower room and dining kitchen.

## **LOUNGE 14'4" apx x 11'3" apx**

This generously sized lounge is well presented and offers plenty of space for a range of furniture. There is a large front facing window allowing in lots of natural light and the dark wood effect laminate flooring continues through from the hall. A door leads to the entrance hall.

## **DINING KITCHEN 17'8" max x 16'2" max**

Spanning the full width of the property this superb open plan living dining kitchen really is the perfect place for socialising.

The kitchen is fitted with an extensive range of off white wall and base units, roll top wood effect work surfaces, decorative tiled splash backs and a one and a half bowl sink and drainer with mixer tap. There is also the benefit of a built in electric oven, four ring gas hob, extractor fan and integrated washing machine.

The room offers ample space for freestanding items such as fridge, freezer, tumble dryer, tables, chairs or sofas.

There are spot lights to the ceiling, wood effect laminate flooring, rear facing window and glazed patio door which opens out onto the garden.

To the corner of the room there is also a handy storage cupboard which neatly houses the property's central heating boiler and provides room to store household items such as hoovers/ironing boards.

A door leads to the entrance hall.

## **SHOWER ROOM 6'6" max x 2'10" apx**

This useful separate shower room is fitted with a shower cubicle and chrome heated towel rail and is partially tiled with complementing tiles to the floor. There is spot lighting and a door which leads to the entrance hall.

## **DOWNSTAIRS TOILET 7'5" apx x 2'9" apx**

Comprising of a hand wash basin which sits upon a wall mounted vanity unit and a low level W.C this useful downstairs toilet is partially tiled with spot lighting, tiled flooring, chrome heated towel rail and door which leads to the entrance hall.

## **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing where there are doors leading to four bedrooms and the house bathroom. A further staircase rises to the second floor landing.

## **BEDROOM ONE 12'9" apx x 8'6" apx**

This is a double bedroom, neutrally decorated, with plenty of space for free standing furniture. There is a quirky angled ceiling, rear facing window with lovely rooftop views, carpeted flooring and a lockable door which leads onto the landing.

## **BEDROOM TWO 12'9" apx x 8'9" apx**

Almost identical to bedroom one this is another good sized double room with angled ceiling, rear facing window that enjoys far reaching views, carpeted flooring and a lockable door onto the landing.

## **BEDROOM THREE 11'1" apx x 8'9" apx**

Positioned to the front of the property this double bedroom, with space for a selection of bedroom furniture, has a front facing window overlooking Highroyd Lane, neutral décor, and carpeted flooring. A lockable door leads onto the landing.

#### **BEDROOM FOUR 14'4" apx x 8'6" apx**

A lovely, light, double bedroom which sits to the front of the property with a window overlooking the street. As with all the bedrooms in this property there is enough room for bedroom items and a desk. There is carpeted flooring and a lockable door leading out onto the landing.

#### **BATHROOM 9'5" apx x 5'4" apx**

This contemporary house bathroom is fitted with a white three piece suite including bath with shower over, pedestal hand wash basin and low level W.C. There are attractive wall tiles around the bath and basin, complementing floor tiles under foot, a chrome heated towel rail and a door which leads onto the landing.

#### **SECOND FLOOR LANDING**

Stairs ascend from the first floor landing to this second landing which has doors to the shower room and fifth bedroom. There is also access into the eaves from here.

#### **BEDROOM FIVE 17'7" apx x 8'6" apx**

This is a wonderful top floor double bedroom with the added character of an angled ceiling and natural light which floods in courtesy of the two Velux windows. There is further access into the eaves from here, carpeted flooring and a lockable door out onto the landing.

#### **SHOWER ROOM 6'11" apx x 5'4" apx**

Fitted with a modern shower cubicle, pedestal hand wash basin with mixer tap and low level W.C this shower room is partially tiled with tiled flooring, benefits from a chrome heated towel rail and has a door leading onto the second floor landing.

#### **OFF ROAD PARKING**

To the front of the property there is off road parking for up to two vehicles.

#### **GARDEN**

There is a good sized, south facing, lawned garden which provides space for sitting out.

#### **AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

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.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.

#### **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.

## **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.

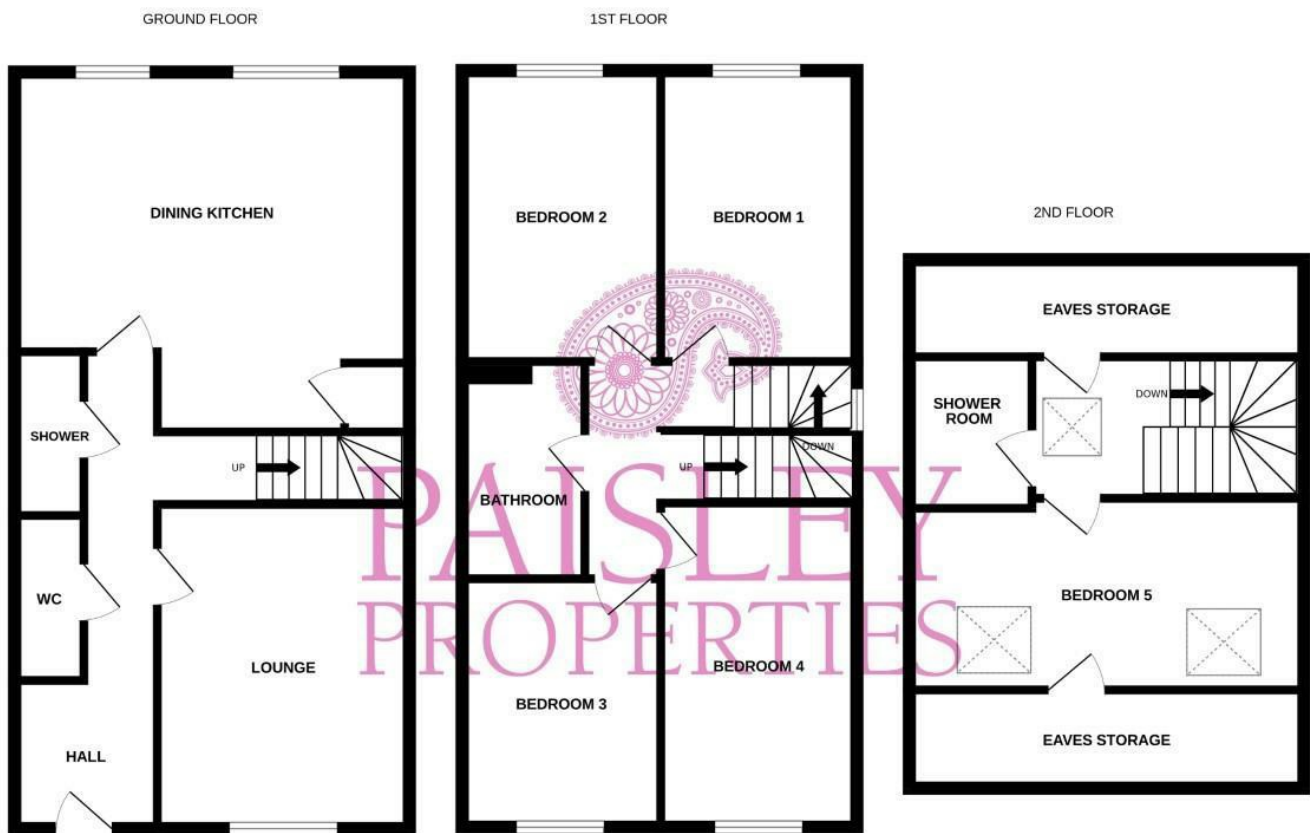
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit may be required.

## **MORTGAGES**

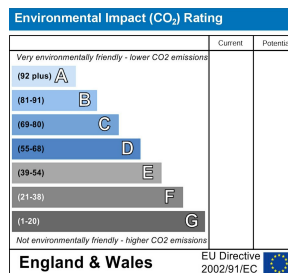
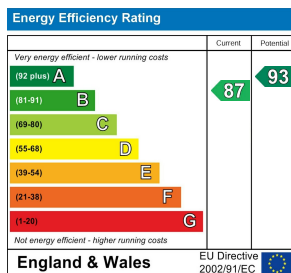
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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](http://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

