

38 Manor Rise,  
Skelmanthorpe HD8 9DP

PCM  
£1,000 PCM



THREE BEDROOM SEMI DETACHED PROPERTY SITTING ON A CORNER PLOT WITH  
LARGE GARDENS, OFF ROAD PARKING AND SPACIOUS ACCOMMODATION.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO PETS OR SMOKERS / BOND IS £1150 /  
COUNCIL TAX BAND B / EPC IS C72

PAISLEY  
PROPERTIES

This three bedroom semi detached house sits on an enviable corner plot with large gardens wrapping around three sides. The house briefly comprises:- entrance hall, large lounge, dining kitchen, utility room, store room, three first floor double bedrooms and house bathroom. The property is positioned close to the popular village centre of Skelmanthorpe which has a selection of shops, bars, cafes and restaurants alongside sports clubs and facilities, two well regarded primary schools and doctors surgery.

### **ENTRANCE HALL**

You enter the property through a part glazed door into the entrance hall which provides space to remove coats and shoes. A staircase ascends to the first floor landing, there is laminate wood effect flooring and doors lead to the lounge and dining kitchen



### **LOUNGE 17'9" x 13'9" approx**

This large lounge spans the full depth of the property and has dual aspect windows overlooking the front and rear gardens. There is a an electric fire sitting on an attractive fire surround which create a focal point for the room and carpeted flooring, pendant lighting and wall mounted radiators complete the space. Being generous in size the room also offers ample space to accommodate a range of free standing furniture and a door leads through to the entrance hall.



### **KITCHEN 12'0" x 11'5" approx.**

Located at the rear of the property, this great sized room has had a new kitchen fitted and briefly comprises a range of white high gloss wall and base units, black quartz rolltop worksurfaces with a tiled upstand. and a stainless steel sink and drainer with chrome mixer tap. Integrated appliances include an electric oven with 4 ring ceramic hob and extractor hood over and their is a plumbing for a dishwasher and space for a tall fridge freezer. The room is decorated in neutral tones, has laminate effect vinyl flooring and the re is ample space to house a good sized dining table and chairs. The properties combination boiler is neatly house in the corner of the room and doors lead to the entrance hall and rear hall.



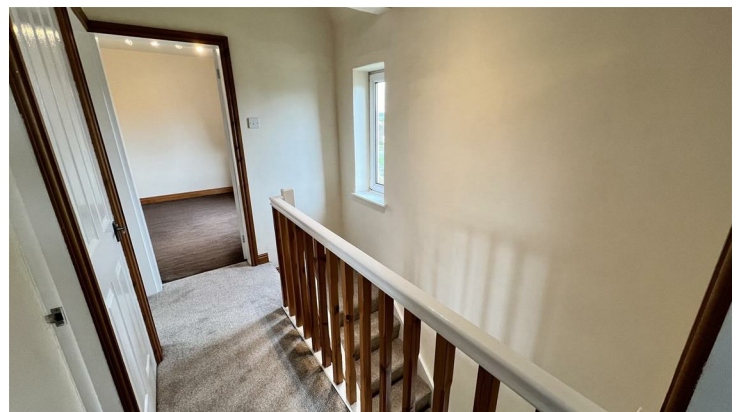
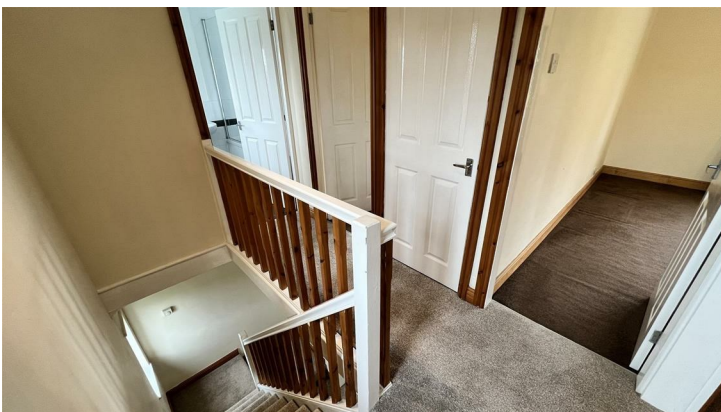
### **UTILITY ROOM / STORE ROOM 7'4" x 5'10" approx**

This useful space has plumbing for a dishwasher and can also accommodate a second undercounter appliance. There is a base cupboard handy for storing kitchen items, black worktop over, rear facing window, tiled flooring and a plenty of electrical outlets.



### **FIRST FLOOR LANDING 9'1" x 5'10" approx**

Stairs ascend from the entrance hall to the first floor landing which has doors leading to the three bedrooms, bathroom and store cupboard. There is a front facing window and a ceiling hatch which provides access to the loft.



### **BEDROOM ONE 13'11" x 9'3" approx**

Positioned to the rear of the property this well proportioned double bedroom offers plenty of space for a range of freestanding bedroom furniture. There is carpeted flooring, recessed spot lighting and a rear facing window looks out over the garden and beyond.



**BEDROOM TWO 12'1" x 9'2" approx**

Another good sized double room that also sits to the rear of the property, with a window sharing the same views as bedroom one. There is neutral decor, newly carpeted flooring and a door leads onto the landing.



**BEDROOM THREE 10'9" x 8'2" approx.**

This third double bedroom is located at the front of the property and benefits from recent redecoration and a new carpet. . A window looks out over the front garden and a door leads onto the landing.



**HOUSE BATHROOM 8'3" x 5'4" approx.**

Comprising of a three piece white suite including bath with shower over, pedestal hand wash basin and low level W.C, this room is fully tiled, has dual aspect windows, tile effect vinyl flooring and a door leading to the landing.



## GARDENS AND PARKING

The house sits on an enviable corner plot with well manicured gardens on three sides, giving the feeling of space. To the front of the property is a driveway with space for multiple vehicles and a pathway leading from the street to the house and continuing around the side of the property. The front garden is partially enclosed with timber fencing and has two large lawned areas, as well as some well established hedgerows and plant beds. The rear garden is again enclosed by a timber fence and is laid to lawn., with tall hedgerow on one side. There is plenty of space for outdoor furniture for alfresco dining and entertaining.



## MATERIAL INFORMATION

### UTILITIES:

- \*Water supply & Sewerage - Mains fed water supply, with mains sewerage
- \*Electricity & Gas Supply - Mains fed electric and gas.
- \*Heating Source - Gas central heating combi boiler, with radiators in each room
- \*Broadband - Fibre to the cabinet (FTTC) is currently available at the property
- \*Mobile signal - A good indoor and outdoor mobile phone signal is showing as available for all major networks, via <https://www.signalchecker.co.uk/>. You are advised to check with your own mobile phone provider and also at the property itself.

## **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 may 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).

## **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**

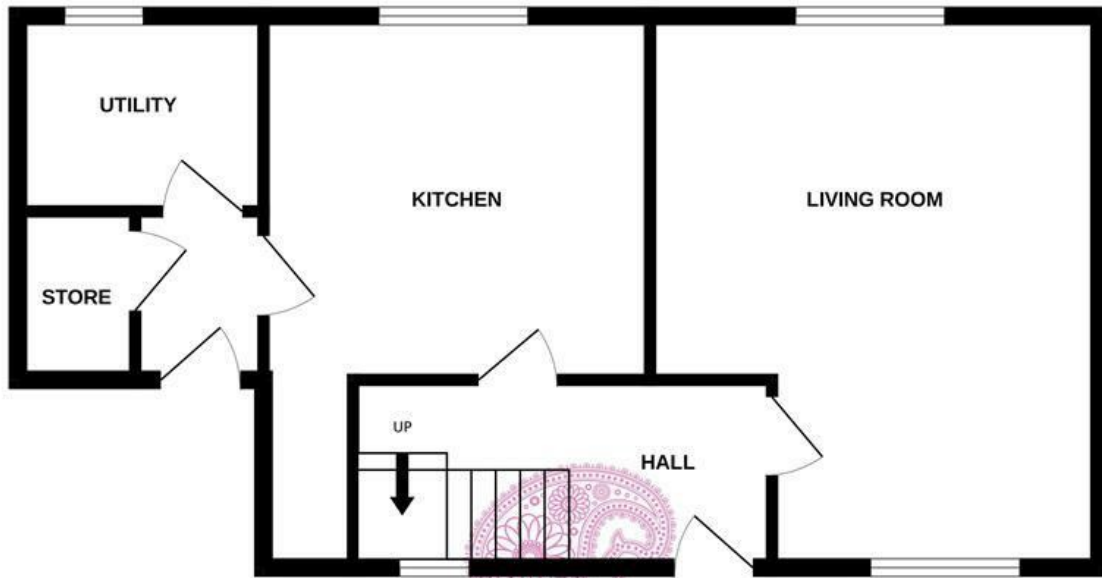
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) 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.

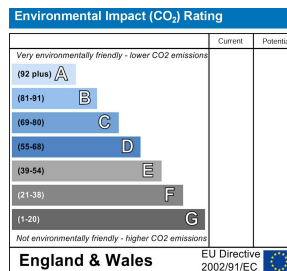
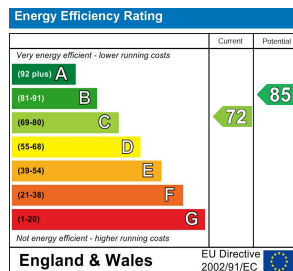
GROUND FLOOR



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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[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

