

14 West Avenue,  
Royston S71 4DF

PER MONTH  
£795 Per Month



A GENEROUS SIZED MID TERRACE WITH TWO DOUBLE BEDROOMS, SPACIOUS KITCHEN DINER, CONSERVATORY, CELLAR AND GOOD SIZE LOUNGE. GARDENS TO FRONT AND REAR, GARAGE AND OFF ROAD PARKING.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO SMOKERS / BOND £915 / ENERGY RATING D / COUNCIL TAX BAND - A

PAISLEY  
PROPERTIES

### **LOUNGE 13'10" max into recess x 11'2"**



You enter the property through a glazed front door into the generous sized living room with plenty of natural light coming from the double glazed window. The focal point of the room is the elevated electric fire set on a marble base with the wall behind and recesses having feature wallpaper. There is carpet flooring, a wall mounted radiator, pendant ceiling lighting and coving to the ceiling. A staircase leads to the first floor and an internal door to the kitchen diner.

### **KITCHEN DINER 14'0" x 13'9"**



Another spacious ground room with the kitchen consisting of a range of wall and base units, complimentary rolled worktops, one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. There is plumbing for a washing machine, space for a fridge freezer and space for a dryer. Integral appliances include an electric oven, five ring gas hob with extractor hood over and there is ample room for a dining table and chairs. The flooring is a combination of carpet and tiling, there is a kick panel heater, ceiling lighting and the double glazed window to the rear brings in natural light. A door leads to the cellar and a part glazed uPVC door takes you to the conservatory.

### **CELLAR**

Very useful space with good head height and having power, light and a wall mounted radiator.

## CONSERVATORY 6'8" x 6'7"



This uPVC conservatory is a welcome addition and has multi function use. There is a tiled floor, power socket and wall light. A glazed door leads to the garden.

## LANDING



Stairs ascend from the lounge to the first floor landing which has carpet flooring, pendant ceiling lighting and access to the boarded loft. Internal doors lead to the bathroom and all bedrooms.

**BEDROOM ONE 12'11" max into recess x 11'1"**



Another excellent size room, situated at the front of the property with the double glazed window drawing in natural light. There is plenty of space for freestanding bedroom furniture and there is a cupboard housing the boiler. There is carpet flooring, a wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

**BEDROOM TWO 14'0" x 8'2" plus cupboard**



Second double bedroom, this time located at the rear of the property with the double glazed window overlooking the garden. There is a valuable cupboard, carpet flooring, a wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

## BATHROOM 9'10" x 5'0"



Excellent bathroom having a three piece suite in white consisting of a corner panel Jacuzzi bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and twin flush low level WC. The tiling on the walls is to full height, there is a wall mounted radiator, tiled flooring and low maintenance ceiling with inset spotlights. A useful cupboard can be utilised to store bathroom and cleaning products and a double glazed window with obscure glass brings in natural light. An internal door leads to the landing.

## GARAGE AND PARKING



This convenient three quarter garage would fit a small car and is functional also as a large shed. There is a door to the garden and an up and over door at the front and parking directly outside.

## GARDENS



There is a lawned garden to the front with a path leading to the door. The larger rear garden has decking adjacent to the conservatory, lawn and path leading to the parking area.

## **LETTINGS INFORMATION MAPPLEWELL**

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 MAPPLEWELL**

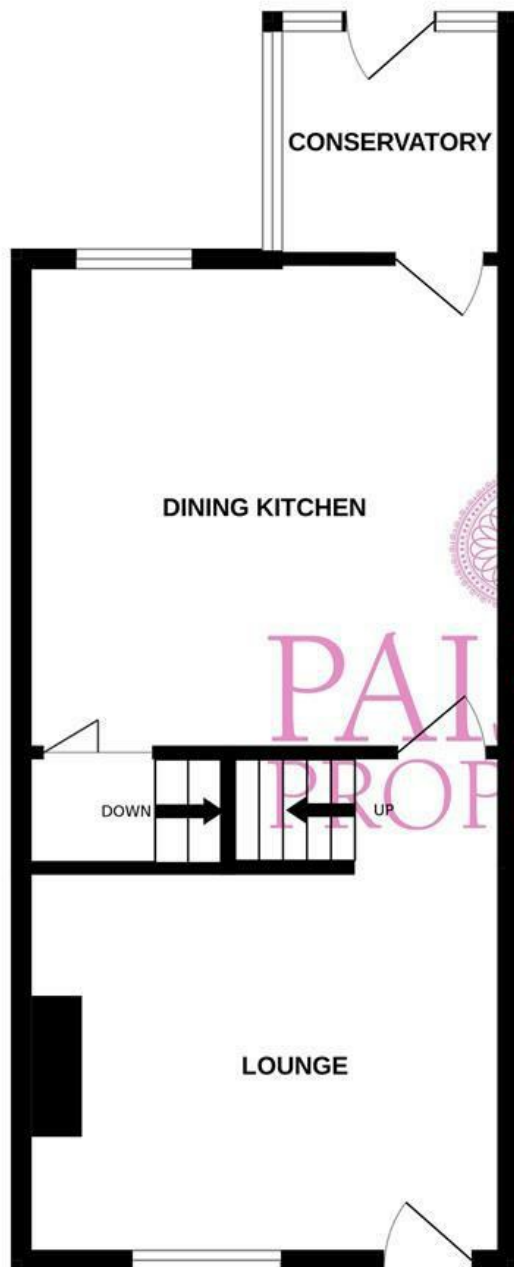
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **PAISLEY MORTGAGES MAPPLEWELL**

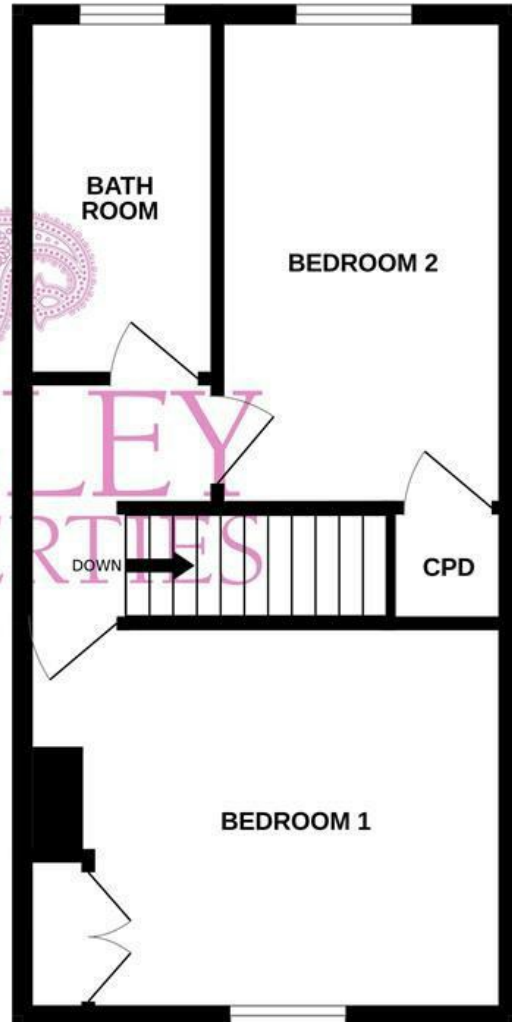
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

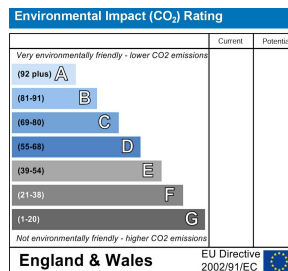
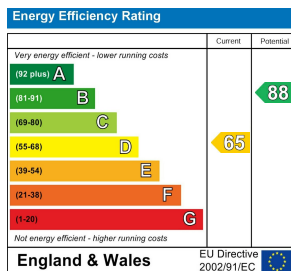
GROUND FLOOR



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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