

108 Barugh Green Road,  
Barugh Green S75 1JX

PCM  
£775 PCM



THIS IS AN ATTRACTIVELY PRESENTED MID STONE TERRACE IN THIS HIGHLY DESIRED LOCATION, WITH TWO DOUBLE BEDROOMS, REAR GARDEN, MODERN KITCHEN AND BATHROOM OFFERING SUPERB COMMUTING LINKS

AVAILABLE SEPTEMBER 2025 / UNFURNISHED / NO PETS / NO SMOKERS / BOND £890/ ENERGY RATING C / COUNCIL TAX BAND A

PAISLEY  
PROPERTIES



### **LOUNGE 13'1" x 12'9" max into recess**

You enter the property through a uPVC door into this generous sized living room, bathed in natural light via the double glazed window to the front and panel above the door. There is a wall mounted radiator, wood effect vinyl flooring and coving to the ceiling. An internal door leads to the kitchen.



### **KITCHEN 9'10" x 9'3"**

Having a range of modern matching wall and base units incorporating a wine rack with a wood effect finish, complimentary rolled worktops, inset corner stainless steel double sink with mixer tap and tiled splashbacks. Appliances come in the form of a gas cooker with stainless steel extractor hood over, there is plumbing for a washing machine, space for a fridge freezer and tiled flooring. The double glazed window to the rear overlooks the garden and brings in natural light, there is a wall mounted radiator and ceiling lighting. An internal door leads to the lounge, an open archway leads to the inner lobby and another internal door gives access to the half cellar, a useful area for storage.



### **INNER LOBBY 6'10" x 3'7"**

Another useful space, giving separation between the kitchen and bathroom with storage potential and a place to remove outside shoes after visiting the garden. There is a wall mounted radiator, tiled flooring and an internal door leads to the bathroom, an open archway leads to the kitchen and a uPVC external door gives access to the rear garden.





### **BATHROOM 6'11" x 5'6"**

Situated on the ground floor and having a three piece neutral suite consisting of a panel bath with mixer tap and shower attachment, pedestal wash basin and twin flush low level WC. There are wall tiles to splashbacks and around the bath, a wall mounted radiator, frosted double glazed window to the rear, vinyl flooring and ceiling lighting. An internal door leads to the inner lobby.



### **LANDING**

Stairs ascend from the kitchen to the first floor landing with carpet flooring, pendant lighting and cupboards half way up which house the electric and gas meters.

### **BEDROOM ONE 13'1" x 13'1" max into recess**

Excellent sized double bedroom, situated at the front of the property and having lots of natural light via the double glazed window. There is plenty of space for freestanding bedroom furniture in addition to the built in double wardrobe. There is carpet flooring, a wall mounted radiator, pendant light and coving to the ceiling. An internal door leads to the landing.





### **BEDROOM TWO 9'10" x 9'2"**

Second double bedroom, this time located at the rear of the property with a double glazed window overlooking the garden. There is plenty of space for freestanding bedroom furniture, a freestanding double wardrobe and a large shelving area which houses the boiler and useful for storage. There is carpet flooring, pendant lighting and a wall mounted radiator. An internal door leads to the landing.





## EXTERNALLY

To the front there is a compact patio area with slightly raised patio area centrally placed and to the rear there is a patio area, lawn and further hardstanding space.



### ~ New Lettings Info ~

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).

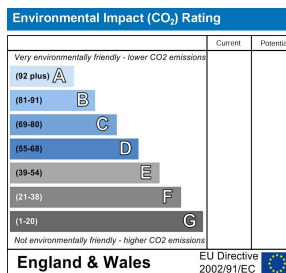
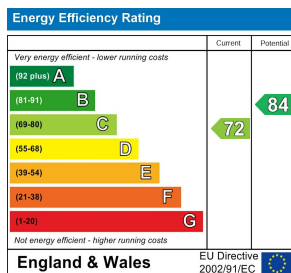
### ~ Paisley Properties ~

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 to arrange an appointment.

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



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