

28 Chapel Hill,
Clayton West HD8 9NH

PCM
£800 PCM



THREE DOUBLE BEDROOM PROPERTY, RECENTLY DECORATED, HAS SPACIOUS ACCOMODATION, LOW MAINTENANCE FRONT GARDEN AND IS LOCATED IN THE SOUGHT AFTER VILLAGE OF CLAYTON WEST.

AVAILABLE IMMEDIATELY / UNFURNISHED / PETS OKAY / BOND IS 920 / COUNCIL TAX BAND A / EPC IS D57

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a part-glazed uPVC door into this welcoming hallway which has space to store outdoor clothes. Stairs ascend to the first floor landing and a door leads to the living room.

LOUNGE 14'0" x 13'11" approx

Positioned to the front of the property is this good sized lounge with ample space for freestanding furniture. The chimney breast features a wooden fire surround and tiled hearth, just waiting for an electric fire to create a lovely focal point for the room. Pendant and wall lighting, vinyl flooring and neutral décor completes the room. Doors lead through to the kitchen and entrance hall.



DINING KITCHEN 17'1" x 7'6" approx

This spacious dining kitchen is positioned to the rear of the property and is fitted with cream wall and base units, pale work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. Appliances include a freestanding double cooker with gas hob and there is plumbing for a washing machine and space for fridge freezer. There are spot lights to the ceiling, laminate flooring and two rear facing windows. Doors lead to the lounge and cellar. An external door gives access to the rear yard.

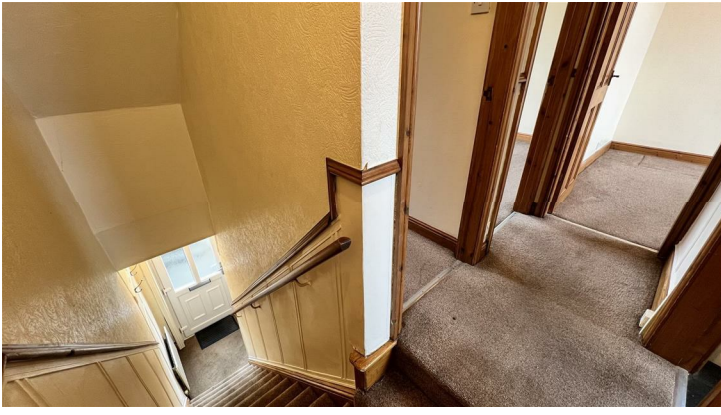


CELLAR

Stone steps lead down to this useful cellar which has light and power offering superb additional storage and the option for additional appliances if needed.

FIRST FLOOR LANDING

The first floor landing has doors leading to bedroom two, bedroom three, the house bathroom and the old third bedroom which is now access into the attic room via a second staircase. The space is decorated in neutral tones, has carpeted flooring and pendant lighting.



BEDROOM TWO 10'11" x 9'8" approx

This is a good sized double bedroom with pleasant outlook over the garden from its front facing window. There is ample space for freestanding furniture, pendant lighting and carpeted flooring. A door leads to the landing.



BEDROOM THREE 10'8" x 8'0" approx.

Positioned to the rear of the property is this spacious third double bedroom. The room is neutrally decorated and would also make a fantastic home office or dressing room. A door leads to the landing.



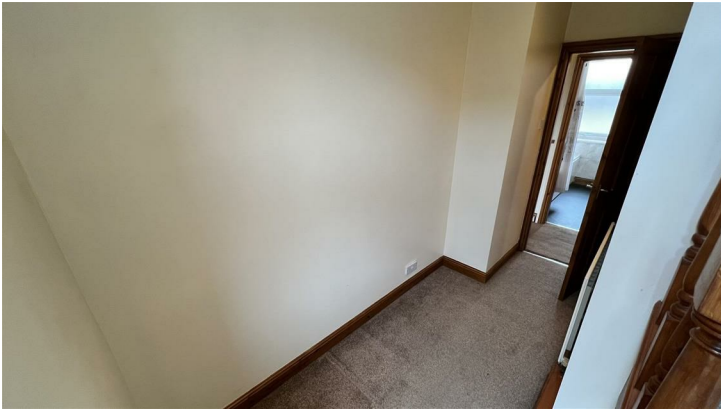
HOUSE BATHROOM 8'6" x 7'6" approx

This good sized bathroom is fitted with a three piece white suite including a panelled bath with chrome taps and electric shower over, pedestal hand wash basin and a low level W.C. There are attractive marble effect tiles to the walls and complimenting tile effect vinyl flooring, a rear facing window, pendant lighting and a door leads to the landing.



ATTIC BEDROOM 20'4" x 17'1" approx. (reduced height)

This good sized bedroom spans the full depth of the property and is bright and airy courtesy of the dual aspect Velux windows. There is ample space for freestanding bedroom furniture and clever storage solutions can be used to maximise the space on offer. The room has neutral decor, solid timber flooring and recessed spotlights



GARDENS AND PARKING

Stone steps descend from the pavement into this wonderful, enclosed garden, which is mainly laid to lawn with pretty slate borders. A path leads to the front door.

To the rear of the property is a small yard, with two brick built outbuildings, which would be ideal for storing household and garden items.

Parking is on street

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.

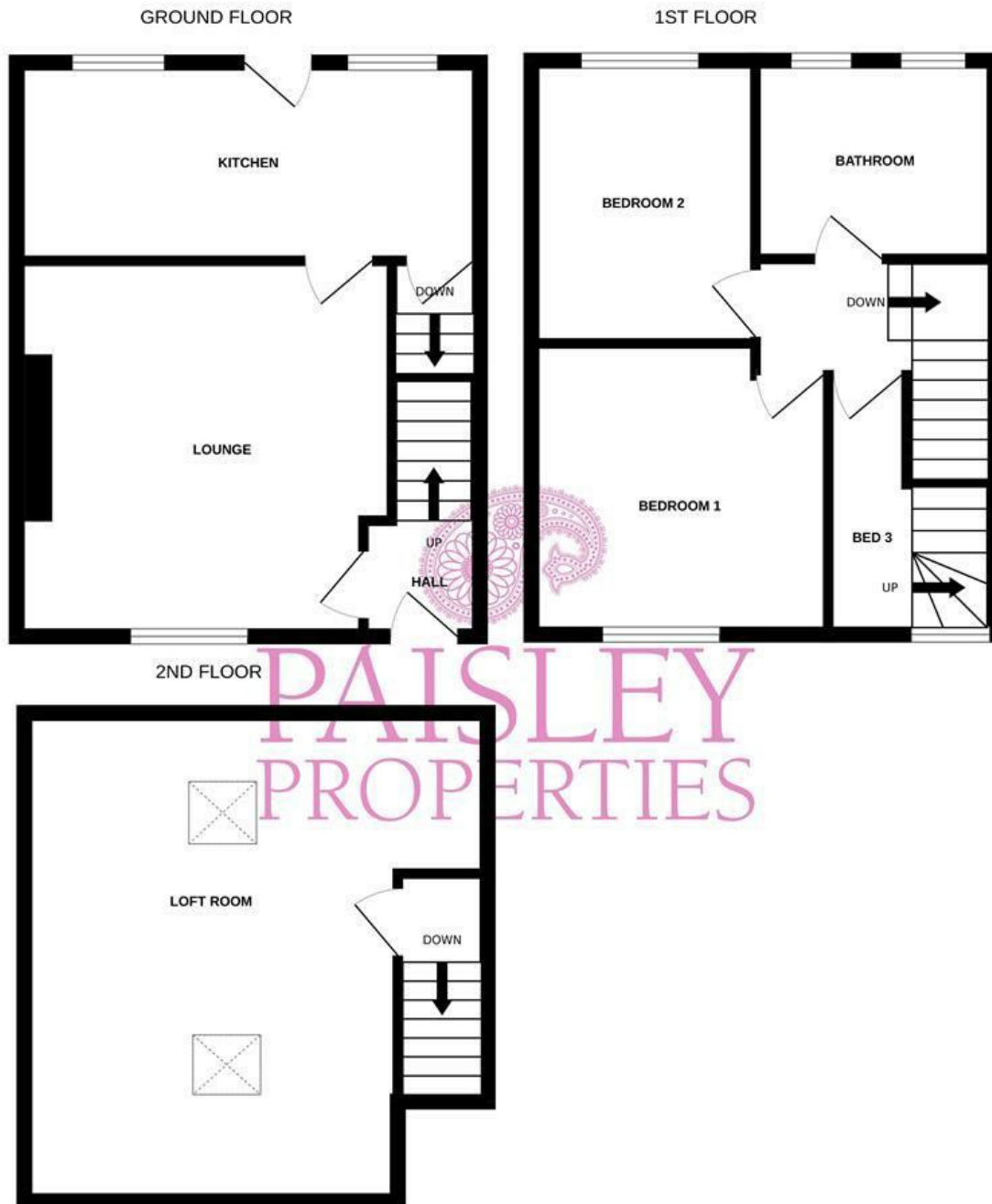
PAISLEY MORTGAGES

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 to arrange an appointment.

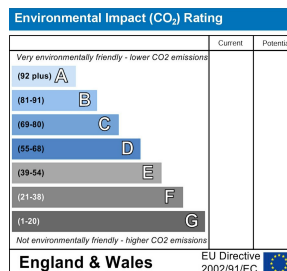
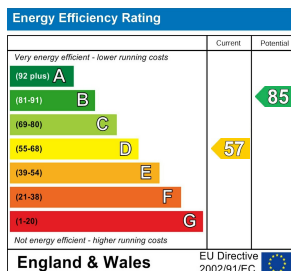
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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