

17 Station Road,  
Huddersfield HD8 0AA

PCM  
£1,100 PCM



BEAUTIFULLY MAINTAINED THROUGHOUT, THIS THREE BEDROOM MID TERRACE BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, GENEROUS SIZE REAR GARDEN AND OFF ROAD PARKING.

AVAILABLE FROM 16TH MAY, UNFURNISHED, PETS CONSIDERED, NO SMOKERS, BOND £1265, COUNCIL TAX BAND B, ENERGY RATING D

PAISLEY  
PROPERTIES

## **ENTRANCE HALL**

You enter the property through a UPVC door into a welcoming entrance hallway with space to remove coats and shoes, laminate flooring underfoot, a staircase ascends to the first floor landing, a door leads through to the lounge and an opening leads through to the living dining kitchen.

## **LOUNGE 14'11" x 9'10"**

This beautifully presented room with neutral decor is light and airy courtesy of the large window. The focal point being the fireplace with stone hearth housing a gas pebble fire. There is a good amount of space to accommodate free standing furniture, laminate flooring underfoot and a door leads through to the entrance hallway.

## **LIVING DINING KITCHEN 23'4" x 15'1" max**

This wonderful space really is the heart of the home, making it ideal for modern family life. The kitchen area is fitted with a range of white gloss wall and base units, contrasting work tops with matching upstands and an inset composite sink with mixer tap over. Integrated appliances include an electric oven, microwave oven, four ring gas hob with extractor above and dishwasher. Tile flooring flows underfoot and spotlights to the ceiling complete the look. An external door leads out to the rear garden and an opening with a couple of steps leads to a living/dining area with ample space for living/dining room furniture, fitted cupboards provide storage and space for a fridge and an original exposed stone fireplace provides a lovely focal point to the room (decorative use only). Laminate flooring flows throughout, a door opens to understairs storage which houses a fridge freezer and other household items and an opening leads through to the entrance hall.

## **FIRST FLOOR LANDING**

Stairs ascend to the split level first floor landing and doors lead through to three bedrooms and the family bathroom.

## **BEDROOM ONE 15'1" x 8'8" max**

This superb double bedroom positioned at the front of the property with views over the street scene below, has ample room for freestanding furniture, a bank of white gloss wardrobes, laminate flooring underfoot, an opening leads through to the en suite wet room and a door leads onto the landing.

## **EN SUITE WET ROOM**

Fitted with a white suite comprising of a waterfall shower over, wall hung hand wash basin, low flush W.C and chrome heated towel radiator. The room is fully tiled with contrasting tile floor and spotlights to the ceiling.

## **BEDROOM TWO 12'10" x 11'11" max**

A second good size double bedroom positioned to the front of the property with views over the street scene below, exposed stone feature wall, a bank of white gloss wardrobes and space for freestanding furniture. Laminate flooring underfoot and a door leads on to the landing

## **BEDROOM THREE 8'0" x 7'5"**

This bright single bedroom with fitted white gloss wardrobes is located at the rear of the property with pleasant views over the garden would make a lovely child's bedroom or alternatively a home office if desired. A door leads on to the landing.

## **BATHROOM 7'11" x 6'7"**

This modern bathroom is fitted with a three piece white suite, including a bath with waterfall shower over and glass screen, vanity hand wash basin with mixer tap and a low level W.C. The walls are fully tiled, cushioned vinyl flooring, storage cabinet, obscure glazed rear window, chrome heated towel radiator and a door leads to the landing.

## **REAR GARDEN**

Accessed from the kitchen is this spacious, fence and hedge enclosed garden which has been beautifully landscaped. Featuring a patio ideal for outdoor dining and entertaining with ample room for garden furniture, raised vegetable patch, colourful flowerbeds and generous lawn area with secret garden area to the rear. Sheds provide storage for outdoor items.

## **EXTERNAL FRONT AND PARKING**

To the front of the property is a driveway with room for one vehicle, space for pots, rockery plants, shrubs and stone steps lead up to the front door.

## **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.

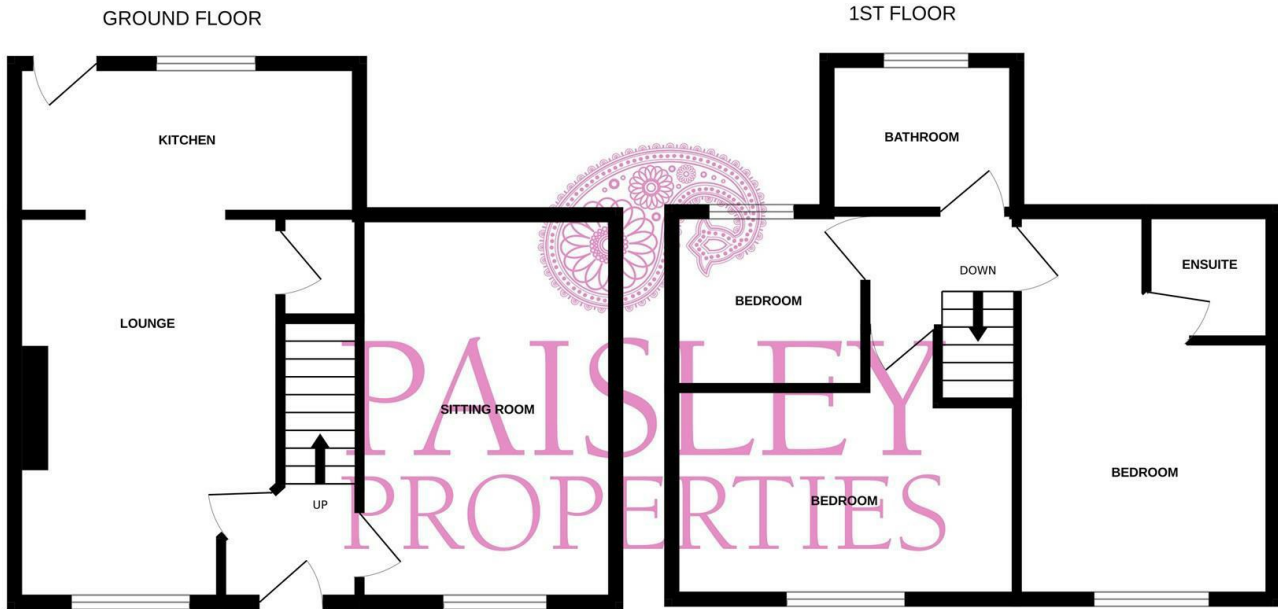
## **PAISLEY**

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.

## **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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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