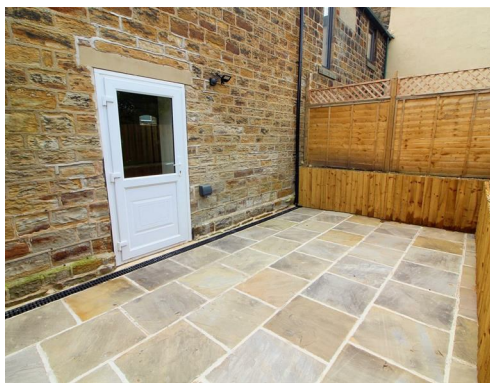


17 Gib Lane,
Skelmanthorpe HD8 9BG

PCM
£725 PCM



ENJOYING A LOVELY TUCKED AWAY POSITION, THIS NEWLY RENOVATED TWO BEDROOM STONE BUILT COTTAGE BOASTS A MODERN KITCHEN, NEUTRAL DECOR AND CHARMING ENCLOSED REAR PATIO.

AVAILABLE MID NOVEMBER, UNFURNISHED, BOND IS: £835, NO PETS OR SMOKERS / ENERGY RATING: C74 / COUNCIL TAX BAND: A

PAISLEY
PROPERTIES

KITCHEN 16'4" max x 4'11" max

You enter the property through a part glazed grey composite door into this lovely kitchen which is fitted with a range of white shaker style wall and base units, wood effect roll top work surfaces with matching upstands and a sink and drainer with mixer tap over. There is an integrated electric oven and four ring electric hob with extractor fan over and there is space/plumbing for a washing machine and freestanding fridge freezer. There is laminate flooring, a front facing window overlooks the garden and a staircase rises to the first floor. A door leads to the lounge.



LOUNGE 13'1" max x 9'4" max

This lovely lounge has ample space for freestanding living room furniture and has a charming feature fireplace to one side with an exposed stone mantle and hearth creating a nice focal point. Doors lead to the kitchen and cellar and an external uPVC door opens to the rear garden.



CELLAR

Stone steps lead down from the lounge to this good sized cellar which has a vaulted ceiling and stone butchers slab.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a rear facing window and loft hatch providing access into the loft space. Doors lead to the two bedrooms and house bathroom.



BEDROOM ONE 8'3" max x 9'4" max

Situated to the front of the property, this good sized double bedroom is neutrally decorated and has a pleasant rooftop view from its window. There is a ceiling light, exposed timber beam and carpeted flooring underfoot. A door leads to the landing.



BEDROOM TWO 5'11" max x 10'7" max

Another good sized single bedroom which could alternatively make a great home office or dressing room and has a rear facing window overlooking the garden and nearby orchard. There is neutral decor, a timber beam and a door to the landing.



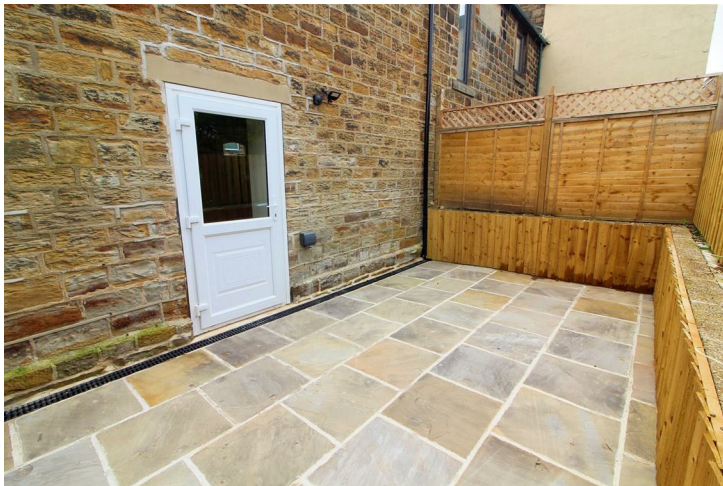
BATHROOM 6'6" max x 5'4" max

Fitted with a stylish three piece white suite including a bath with shower over and glazed screen, low level WC and pedestal hand wash basin with mixer tap over. The room is mostly tiled with attractive neutral tiles, there is complimentary laminate flooring and a rear facing obscure glazed window floods the room with light. A door leads to the landing.



REAR GARDEN

To the rear of the property there is a charming enclosed stone patio which is very private and perfect for al-fresco dining.



FRONT / PARKING

To the front of the property there is a large gravelled area which is ideal for off road parking and bin storage. There is also space for pots and planters to add a splash of colour to the frontage if desired.

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).

AGENTS NOTES:

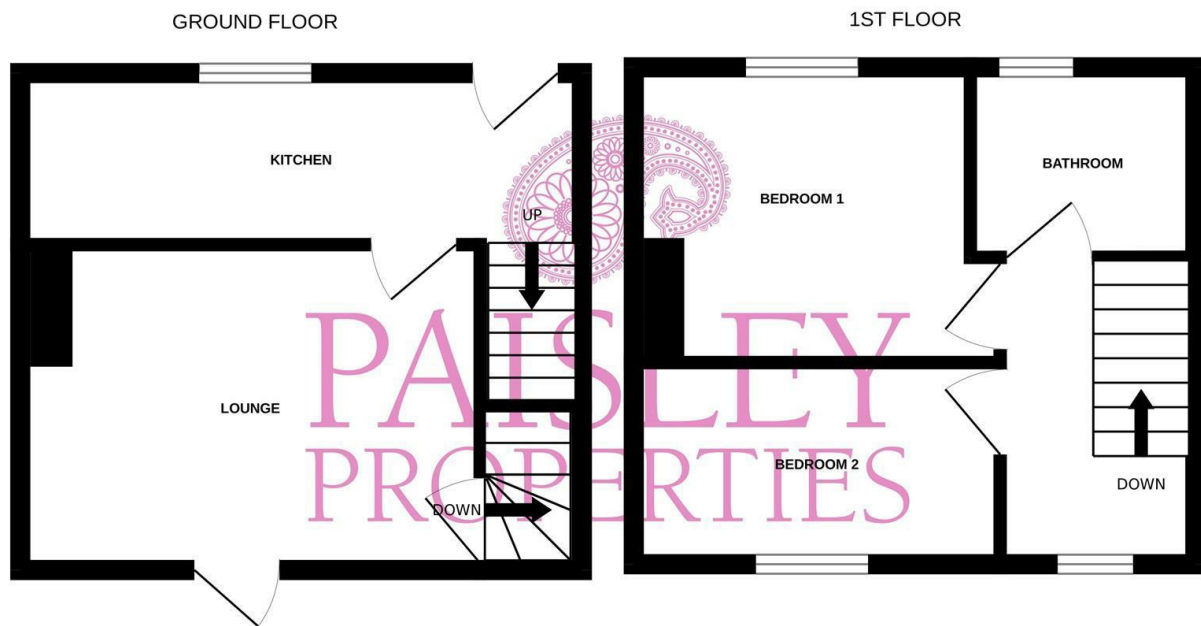
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

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.

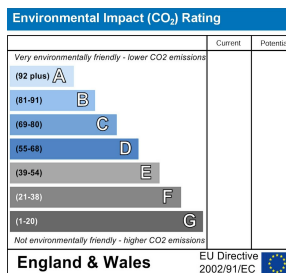
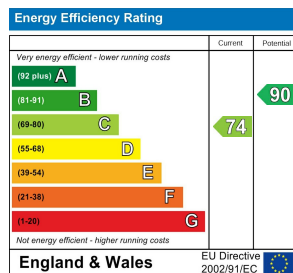
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.



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

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

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