

35 Turnshaw Avenue,
Kirkburton HD8 0TJ

PCM
£875 PCM



AVAILABLE JUNE, UNFURNISHED, NO SMOKERS, DEPOSIT
£1005, COUNCIL TAX BAND A, ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a part glazed uPVC door into the entrance hall. Stairs ascend to the first floor landing and a door leads through to the living room.

LIVING ROOM 13'9" x 12'1" approx.



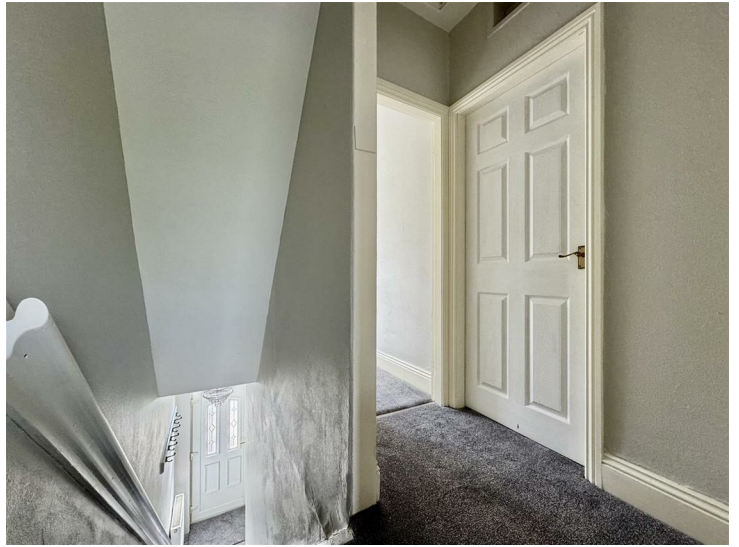
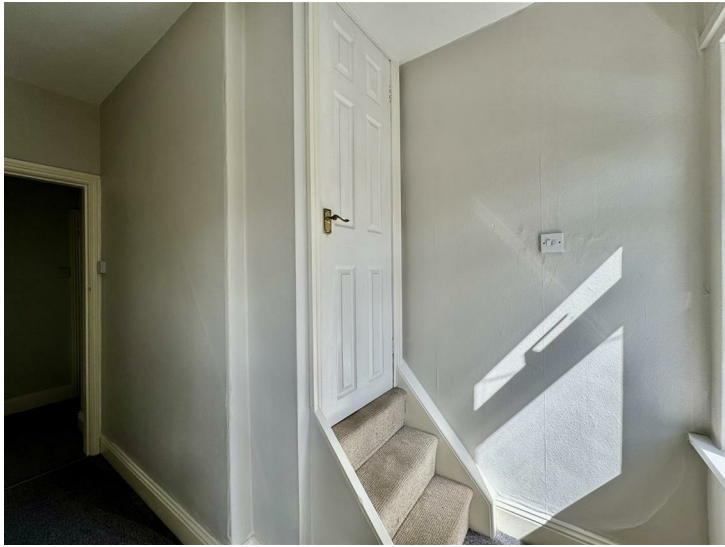
This spacious reception room has a pebble effect electric fire with surround and alcoves either side of the chimney breast which create additional space for free standing furniture. A large front facing window fills the room with natural light, a newly fitted carpet and doors lead through to the entrance hall and dining kitchen.

DINING KITCHEN 13'7" x 10'1" (reducing to 8'4") approx.



This attractive dining kitchen has recently been upgraded to include sage green shaker style wall and base units, contrasting work surfaces with splashboard upstands and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven and four ring electric hob with extractor over. There is space for a freestanding fridge freezer and plumbing for a washing machine. To one end of the kitchen there is space for a dining table and chairs and a useful understairs cupboard ideal for storing household items. Tile flooring flows underfoot, two rear windows look out over the garden and an external uPVC door provides access to the rear garden. A door leads through to the living room.

FIRST FLOOR LANDING



A newly carpeted staircase ascends from the entrance hallway to the first floor landing. Doors lead through to the two bedrooms and bathroom. A staircase ascends to the attic room.

BEDROOM ONE 11'0" x 7'8" approx.



Positioned to the rear of the property and enjoying views over the garden, this generous double bedroom has plenty of space for free standing bedroom furniture and a newly laid carpet underfoot. A door leads to the landing.

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



This second double bedroom sits to the front of the property. The room has space for a selection of bedroom furniture, a newly fitted carpet and a window gives a view of the street scene below. A door leads to the landing.

HOUSE BATHROOM 5'11" x 5'10" approx.



Fitted with a three piece white suite including bath with shower over, pedestal hand wash basin and low level W.C. The room is fully tiled, has an obscure glazed rear facing window, tile effect laminate flooring and a door which leads to the landing.

ATTIC ROOM 13'10" x 10'4" approx.



Stairs ascend from the first floor landing into the versatile attic room. The room spans the width of the house and has a standard staircase leading up to it. The Velux window provides views to the rear of the property.

PARKING



A shared driveway to the side of the property leads to a driveway providing two parking spaces.

OUTSIDE



At the front of the property is a low maintenance paved garden with side gate and low wall.

At the rear of the property there is a well maintained garden with both an artificial lawned area and a patio ideal for outdoor dining. The garden includes a brick built outhouse and a timber outbuilding. The garden can be accessed from a side gate or from the rear kitchen door.



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. *

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. We do not allow smoking in any of our properties.

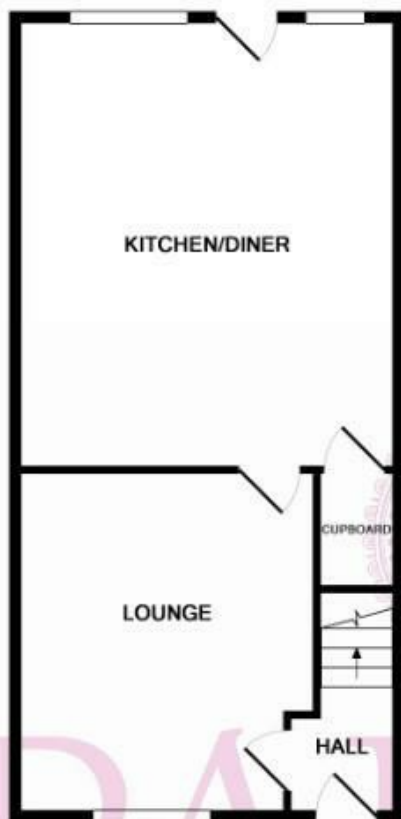
As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

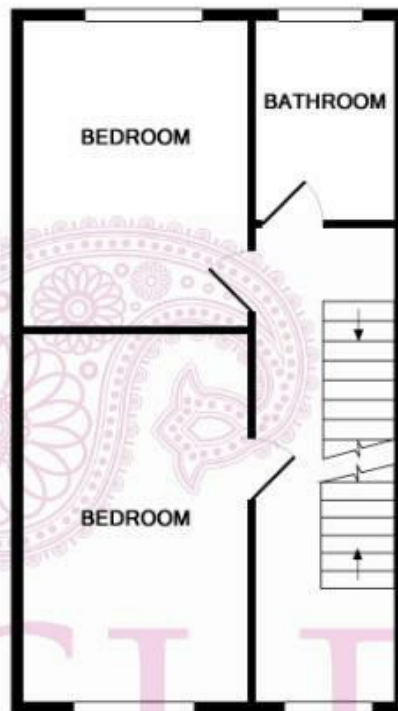
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

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.



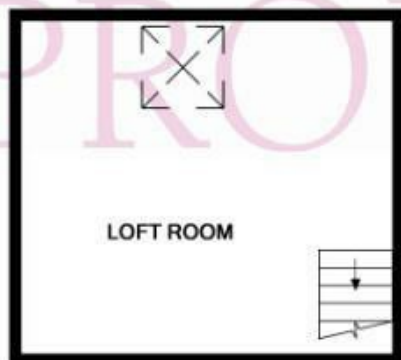
GROUND FLOOR
APPROX. FLOOR
AREA 494 SQ.FT.
(45.9 SQ.M.)



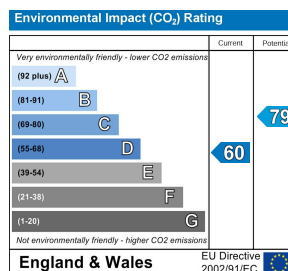
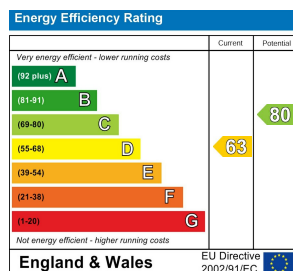
1ST FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR
APPROX. FLOOR
AREA 213 SQ.FT.
(19.8 SQ.M.)



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