43-45 Hey Lane,
Lowerhouses HD5 8JY

PCM
£775 PCM

AVAILABLE AUGUST, FURNISHED, NO PETS, NO SMOKERS, BOND £890, ENERGY RATING D, COUNCIL TAX BAND E, RENT INCLUDES, WATER, COUNCIL TAX, INTERNET/WIFI BUT DOES NOT INCLUDE ELECTRIC OR TV LICENCE

PAISLEY
PROPERTIES

LIVING ROOM 19'9" max x 12'10" max
You enter the property through a timber door into this light and airy dual aspect reception room with fantastic far reaching countryside views. The room is neutrally decorated, has a great amount of space to accommodate free standing furniture, spotlights to the ceiling and an open timber staircase ascends to the first floor landing.

FIRST FLOOR LANDING
A timber staircase ascends to the first floor landing which is open to the kitchen and doors lead to the bedroom and bathroom.

KITCHEN 12'8" max x 11'6" max
The kitchen is fitted with white wall and base units, contrasting work surfaces and a stainless steel sink with mixer tap over. There is a freestanding electric oven with an extractor fan over, undercounter fridge, freezer and a washing machine. There is a velux window and beams to the ceiling and vinyl flooring flows underfoot.

BEDROOM 17'10" max x 16'8" max
Nestled in the eaves is this fantastic size bedroom which is flooded with natural light through its three velux windows having blackout blinds and a side window offering pleasant countryside views. The room has lovely exposed beams, eaves storage cupboards and ample space for furniture. A door leads to the landing.

BATHROOM 12'10" max x 7'0" max
This attractive bathroom comprises of a white three piece suite including a bath with shower over, pedestal hand wash basin and a low level W.C. There is a chrome towel radiator, eaves storage, spotlighting and beams to the ceiling. A door leads to the landing.

GARDENS AND PARKING
To the side of the property and adjoining open fields is a lovingly landscaped lawn garden with a patio ideal for dining out.

There is an allocated parking space.

Please note The garages can not be used by the tenant.

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).

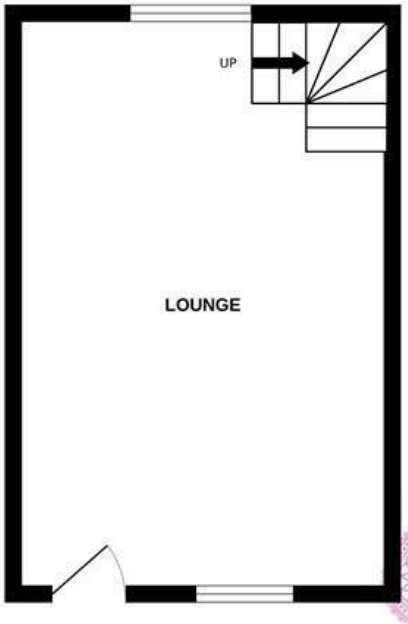
PAISLEY
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss 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

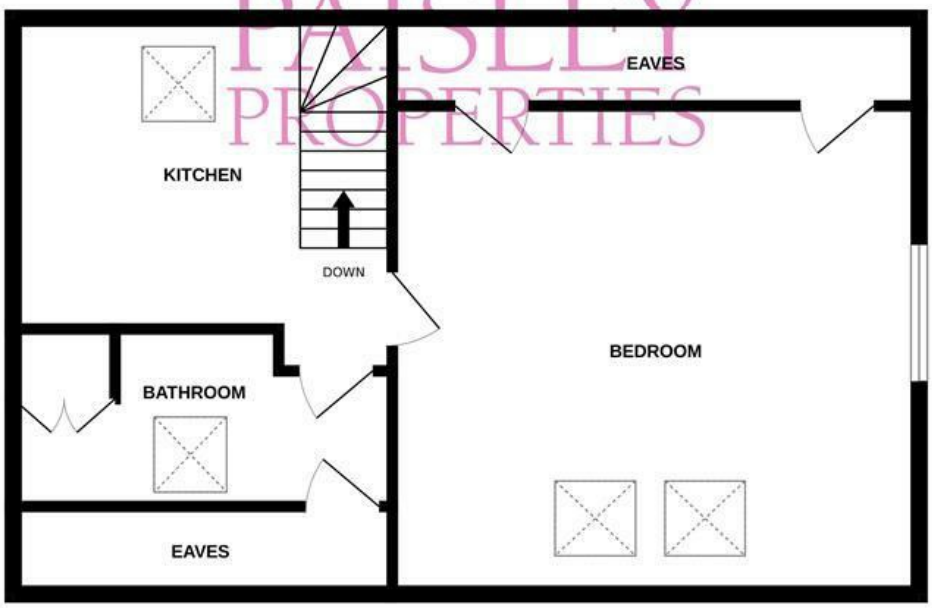
in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

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

GROUND FLOOR

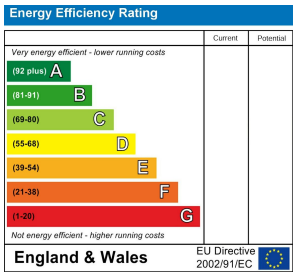


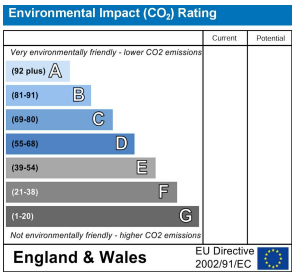
1ST FLOOR



PAISLEY PROPERTIES

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.
Made with Metropix ©2025





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