

133 New Road,
Middlestown WF4 4PA

PCM
£1,150 PCM



AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £1325, COUNCIL TAX BAND A, ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed Upvc door in to a spacious entrance hallway which has plenty of room to remove and store outdoor clothing. A wood spindled balustrade staircase ascends to the first floor gallery landing and doors lead through to the dining kitchen, lounge and storage cellar.

LOUNGE 14'9" x 12'10" max

This characterful and spacious reception room has an exposed stone fire surround and hearth with gas fire, a great amount of space to accommodate free standing furniture, alcoves to either side of the chimney breast, characterful ceiling rose, deep skirting boards and a large window which gives a view of the front garden and a door leads through to the entrance hallway.



BREAKFAST KITCHEN 16'6" x 10'4" max

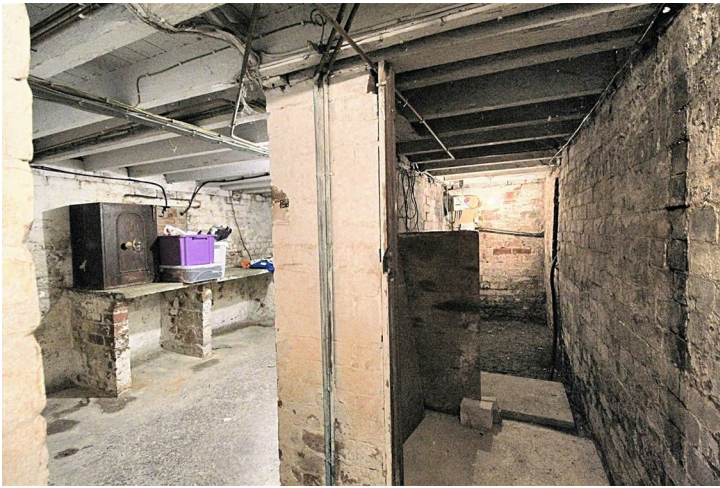
Positioned to the rear of the property is this recently fitted breakfast kitchen boasting a range of attractive wall and base units, complimentary work surfaces with matching upstands and a stainless steel sink with mixer tap over. Integrated appliances include a double electric oven/grill and four ring gas hob with extractor fan over. There is space for an undercounter fridge, freezer and plumbing for a washing machine. (White goods are negotiable if required). A large complimentary breakfast bar provides additional space to dine and completes the kitchen area. Parquet effect flooring flows underfoot and two side windows allow natural light to flow through the space. A door opens back through to the entrance hallway and an external door leads out to the rear of the property.





CELLAR 15'0" x 12'8" max

This good sized cellar is the size of the lounge divided in to two parts so is great for additional storage, it has a radiator and stairs ascend to the entrance hallway.



FIRST FLOOR LANDING

From the entrance hall stairs ascend to a sizable first floor gallery landing with front aspect window, floor to ceiling storage cupboard which houses the boiler and is ideal for storing towels and bed linen and doors lead to four bedrooms and the family bathroom.



BEDROOM ONE 14'9" x 12'11" max

Positioned to the front of the property is this generous size double bedroom with decorative cast iron fireplace and marble hearth. There is lots of space for freestanding furniture, two alcoves and a large window provides a view over the front garden below and street scene beyond. A door leads through to the landing.



BEDROOM TWO 12'7" x 10'6" max

Another great sized double bedroom located to the rear of the property with delightful views over the rear drive and gardens. There is space for ample freestanding bedroom furniture and a door leads through to the landing.



BEDROOM THREE 9'8" x 7'10" max

Positioned to the front of the property with a bank of fitted wardrobes is another double bedroom and a door leads through to the landing.



BEDROOM FOUR 9'9" x 5'11" max

This bright single bedroom is located to the front of the property and would be ideal for a home office, hobby room or child's bedroom



BATHROOM 12'5" x 5'5" max

This contemporary bathroom, which is partially tiled and fitted with a four piece suite, including a double shower cubicle with glass screens and rainfall shower, Jacuzzi bath with shower attachment, vanity unit hand wash basin and concealed low flush W.C, heated towel radiator, obscure glazed rear window, complimentary tiled heated flooring underfoot, spot lights to the ceiling and a door leads through to the landing.



COTTAGE GARDEN

This lovely enclosed decorative pebble cottage garden is ideal for sitting out with a morning coffee or a barbecue with friends, great for pots, planters raised flowerbeds and with space for a timber outbuilding



REAR GARDEN

The rear garden is south facing and accessed through a timber gate from the driveway. This lovely area is surrounded by dry stone walls and timber fencing has a decorative shale patio area ideal for outdoor dining, a well maintained lawn area with established flowerbeds, shrubs and bushes.





EXTERNAL FRONT, PARKING AND DRIVEWAY

To the front of the residential property is a wrought iron gate with pathway which leads to the front door with mature bushes, shrubs and colourful hedges and to the side a gated large driveway sweeps round to the double garage and the rear of the property providing parking for multiple vehicles.

The double garage has power, light an electric door and a side door which opens into the private rear garden.



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.

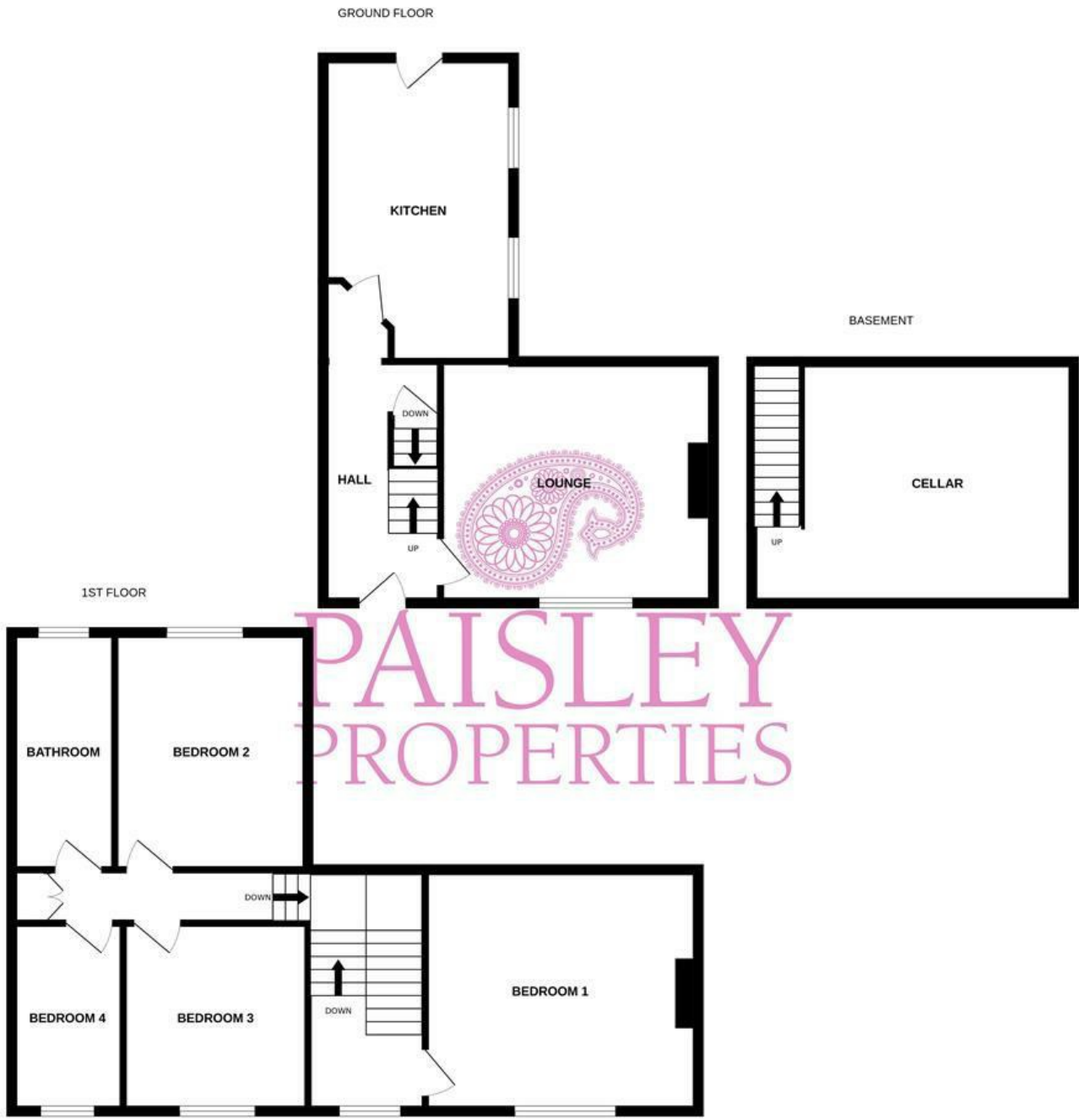
PAISLEY

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	74

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

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