

47 Benomley Crescent,  
Almondbury HD5 8LT

PCM  
£950 PCM



AVAILABLE FROM MAY, UNFURNISHED, NO PETS, NO  
SMOKERS, BOND £1090, COUNCIL TAX BAND B, ENERGY  
RATING D.

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through a UPVC door into a welcoming entrance hallway with space for the removing of outdoor clothing with practical laminate flooring underfoot. Doors lead to the lounge, dining room, kitchen, pantry ideal for the storage of household items and stairs ascend to the first floor landing.



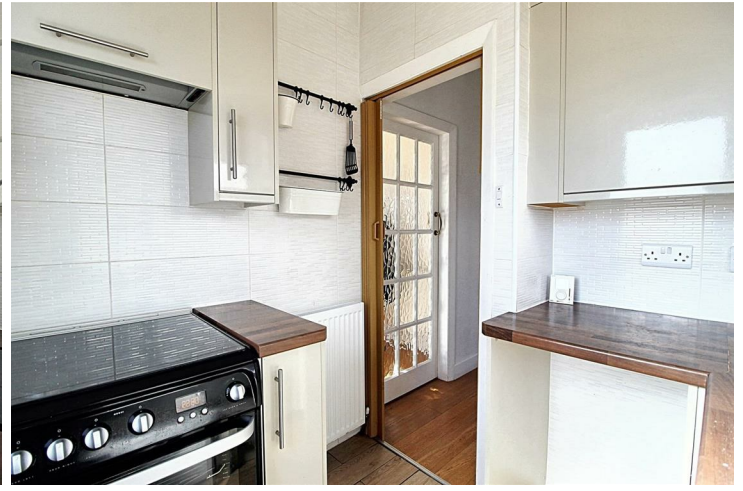
## LOUNGE 12'11" x 11'10" max

This light and airy room has space to accommodate free standing furniture and has alcoves at either side of the inset fireplace. Laminate flooring flows underfoot and spotlights to the ceiling completes the look. A large bay window gives a view of the front garden, driveway and street scene beyond and a door leads through to the entrance hallway.



## KITCHEN 6'9" x 6'9" max

The kitchen has a range of cream gloss wall and base units with tiled splash backs, roll top work surfaces and a stainless steel sink and drainer with mixer tap over. There is space for a freestanding gas oven, an undercounter fridge and tiled flooring completes the room. A side facing window provides views over the driveway, a doorway leads back through to the entrance hallway and an external door leads out to the rear garden.



### **DINING ROOM 13'2" x 10'8" max**

Located to the rear of the property is the formal dining room with ample space for dining furniture. An understairs cupboard with drawers provides storage and laminate flooring flows throughout. A door leads through to the entrance hallway and patio doors open to the rear garden.



### **FIRST FLOOR LANDING**

Stairs with a timber balustrade ascend to the first floor landing and doors lead through to the three bedrooms and the house shower room.

### **BEDROOM ONE 12'11" x 12'0" max**

This generous double bedroom is situated at the front of the property enjoying views of the front garden and street scene beyond. The room has plenty of space to accommodate freestanding furniture, a bank of fitted wardrobes, laminate flooring underfoot and a door leads through to the landing.





**BEDROOM TWO 11'6" x 7'4" max**

Located to the rear of the property is this neutrally decorated double bedroom which has space for freestanding bedroom furniture and laminate flooring underfoot. A rear facing window provides pleasant views over the garden and a door leads through to the landing.



**BEDROOM THREE 8'6" x 5'5" max**

This bright single bedroom would make a great child's room or home office if desired. A window looks over the side of the property, with laminate flooring underfoot and a door opens through to the landing.





### **SHOWER ROOM 7'3" x 6'0" max**

This modern shower room is partially tiled and fitted with a white suite, including a shower with glass screen, wall hung hand wash basin and a low flush W.C. The room has a floor to ceiling storage cupboard ideal for towels and bed linen, complimentary tile to the floor, a rear obscure window and a door leads through to the landing.



### **REAR GARDEN**

This good size rear garden can be accessed from the driveway through double timber gates, the kitchen and the dining room. There is a patio area which offers entertaining space for Al fresco dining and a lawn with ample room for garden furniture.



### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

To the front of the property is a lawn garden with a low level wall and plant bed borders. A driveway provides parking for multiple vehicles and leads down the left side of the house to a single detached garage which has power, light and an up and over door..





## **AGENT 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.

## **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.

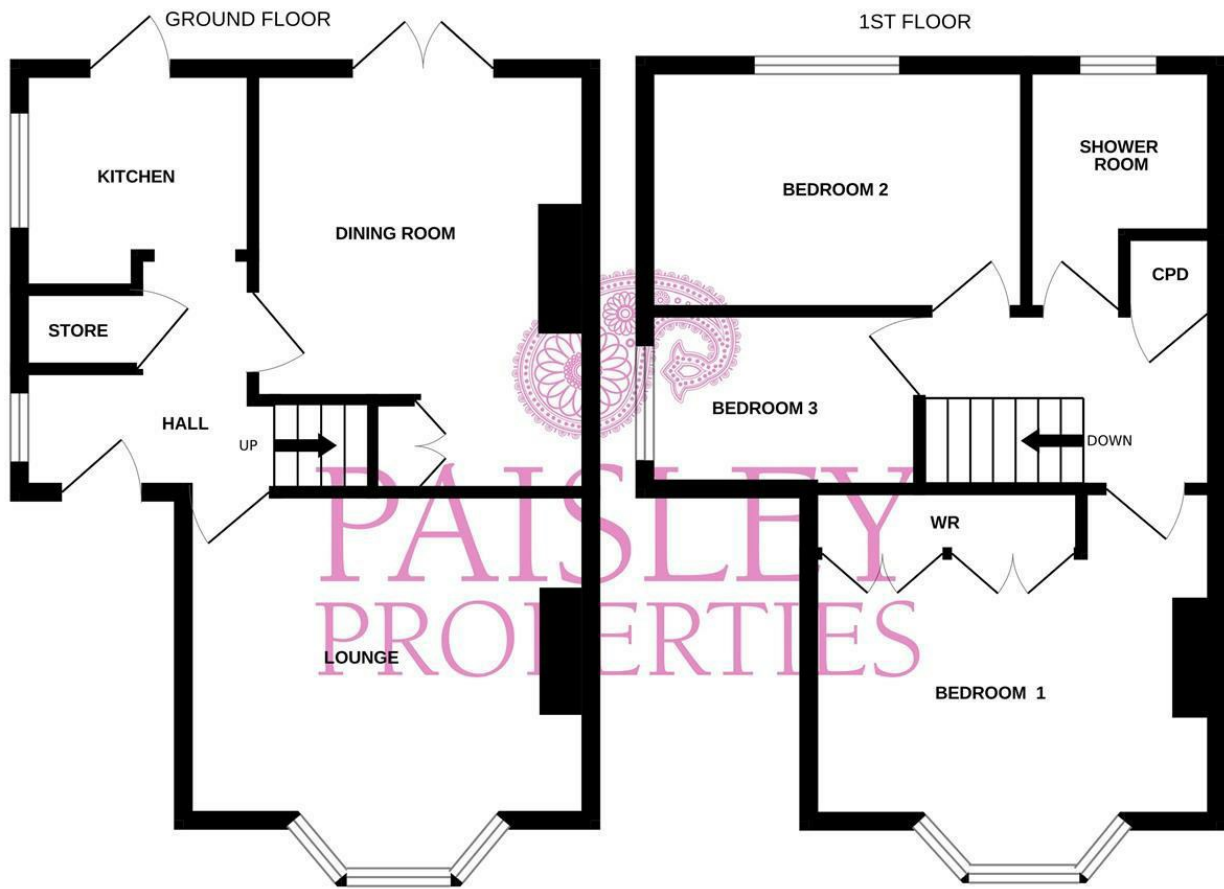
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit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

## **MORTGAGES**

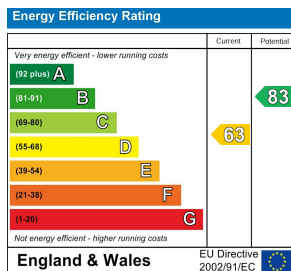
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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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