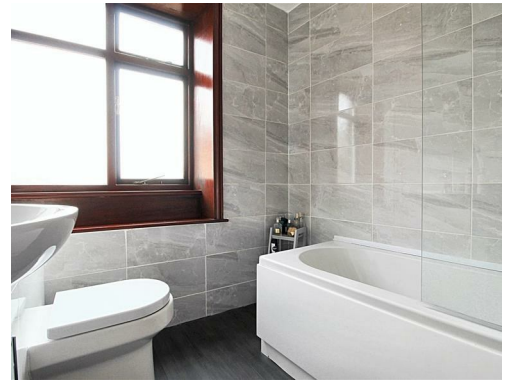


41 Westgate,  
Almondbury HD5 8XF

PCM  
£575 PCM



AVAILABLE EARLY-MID MAY, UNFURNISHED, NO PETS, NO  
SMOKERS, BOND £660, COUNCIL TAX BAND A, ENERGY  
RATING D

PAISLEY  
PROPERTIES

Located in the centre of Almondbury village is this charming one bedroom terrace property which is neutrally decorated throughout and briefly comprises of a welcoming entrance hallway, attractive living kitchen, storage cellar, generous size bedroom, modern bathroom and parking for one vehicle. Almondbury village benefits from local amenities including shops, restaurants, cafes, boutiques, pharmacy, doctor's surgery, well regarded schools, countryside walks and great transport links to neighbouring towns and villages.

### **ENTRANCE HALLWAY**

You enter the property through a part glazed timber door into this welcoming entrance hall which has plenty of space to remove and store coats and shoes. There is laminate flooring underfoot and a door opens to the living kitchen. A staircase with a timber balustrade ascends to the first floor landing.

### **LIVING KITCHEN 14'11" x 13'3" max**

This attractive living kitchen is fitted with a range of dark grey timber wall and base units, contrasting work surfaces, tiled splash backs and a composite sink and drainer with mixer tap over. There is an integrated electric oven and four ring gas hob neatly placed within a breakfast bar with room for informal dining, along with space for an undercounter fridge and freezer and plumbing for a washing machine. Beams add a dash of character and the living area has space for freestanding furniture. An inset fireplace houses a gas fire, there are spot lights to the ceiling, a front facing window overlooks the peaceful courtyard and doors lead to the cellar head and entrance hall.



### **CELLAR 10'0" x 7'11" max**

Stone steps descend to a storage cellar with inset shelving ideal for storing extra household items.

## FIRST FLOOR LANDING

Stairs ascend from the entrance hallway and doors leads through to the bedroom and bathroom.

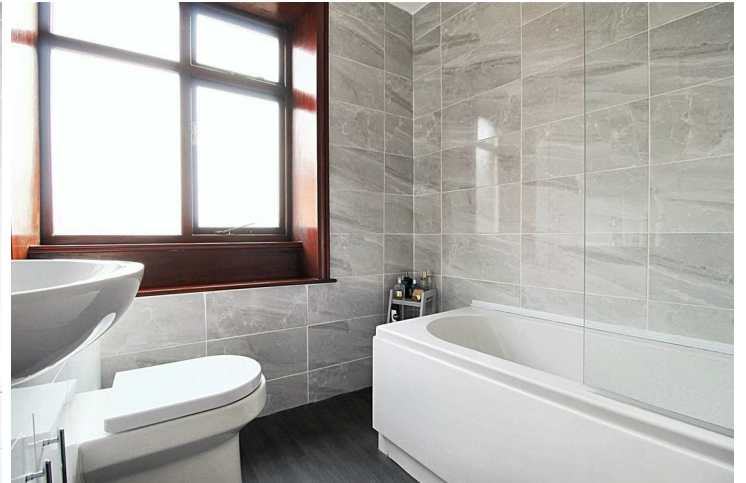
## BEDROOM 15'0" x 10'3" max

Spanning the length of the property, this generously sized double bedroom has a bank of mirrored fitted wardrobes to one side and dual aspect windows fill the room with natural light giving a bright and airy feel. There is an abundance of space for bedroom items and a door leads to the landing.



## BATHROOM 7'7" x 6'5" max

This modern bathroom is fully tiled and fitted with a white suite, including a bath with waterfall shower over and glass screen, vanity hand wash basin and a low flush W.C. The room has a floor to ceiling storage cupboard ideal for towels and bed linen, contrasting laminate to the floor, a front obscure window and a door leads to the landing.



## EXTERNAL FRONT

To the front of the property there is a low maintenance pebbled parking space and room for pots and planters.



## **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.

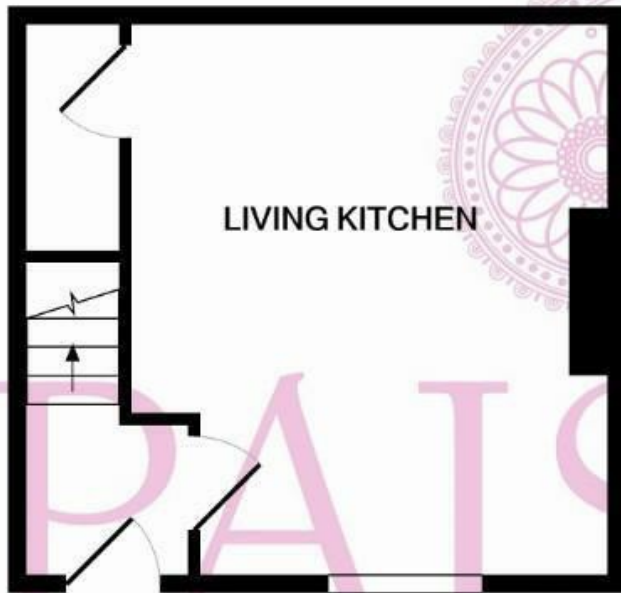
## **PAISLEY**

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.

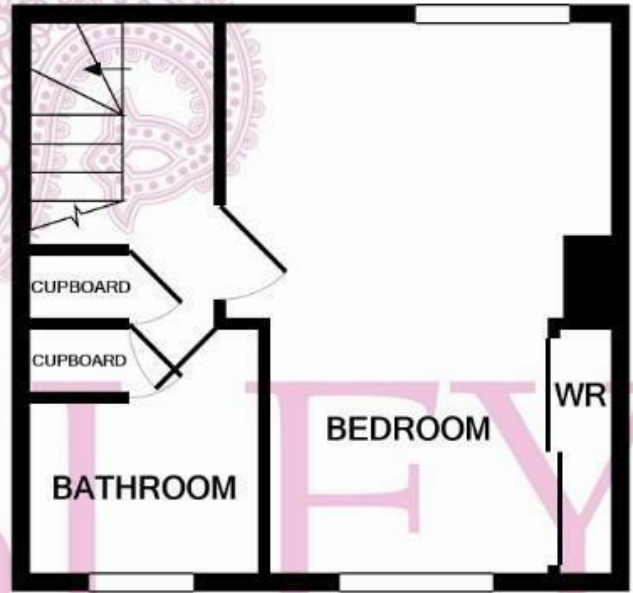
## **MORTGAGES**

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. \*



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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