

33 Yew Tree Road,
Shepley HD8 8DT

PCM
£895 PCM



STONE BUILT END TERRACED HOME WITH COSY LOUNGE, MODERN KITCHEN, TWO
FIRST FLOOR DOUBLE BEDROOMS, LARGE GARDENS AND OFF-ROAD PARKING

AVAILABLE END OF OCTOBER / UNFURNISHED / NO PETS OR SMOKERS / BOND IS
£1030 / EPC E53 / COUNCIL TAX BAND A

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a part glazed composite door into the entrance hall, where a door leads to the lounge and a staircase rises to the first floor. The space is decorated in neutral tones, has tiled flooring and pendant lighting.

LOUNGE 14'3" x 11'4" approx.

This good sized lounge, located to the front of the property, is tastefully decorated and has a large chimney breast with stone hearth, which creates a lovely central focal point. There is carpeted flooring, pendant lighting and a large uPVC window floods the room with natural light and gives views over the front garden. Doors lead to the entrance and kitchen.



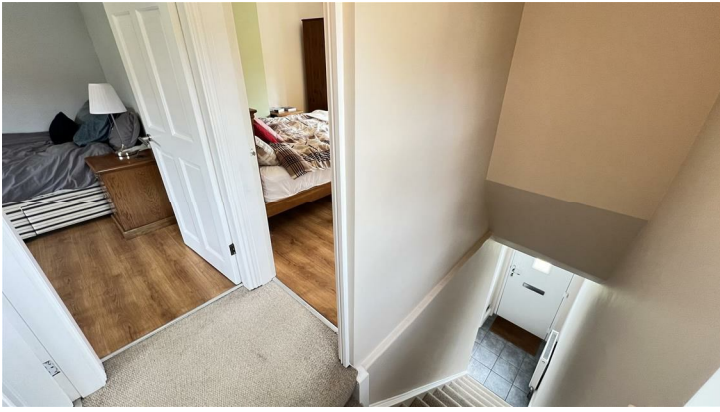
KITCHEN 14'4" x 7'4" approx.

Spanning the width of the property, this well equipped modern kitchen briefly comprises of solid timber wall and base units, marble effect roll top work surfaces with matching upstand and a stainless steel sink and drainer with mixer tap over. Integrated appliances include a single electric oven with 4 ring electric hob and chrome extractor fan over, integrated dishwasher, upright fridge freezer and space for a dishwasher. The room is finished with tile effect vinyl flooring, recessed spotlights and doors lead through to the lounge, storage cupboard and outside.



STAIRS AND LANDING

Stairs ascend from the entrance to the first floor landing. There is a side facing window, carpeted flooring and doors lead to the two bedrooms and house bathroom.



BEDROOM ONE 14'5" (max) x 11'3" approx.

Decorated in neutral tones with complementary oak effect vinyl flooring, is this well-proportioned double bedroom. Spanning the width of the property there is ample room for freestanding bedroom furniture and a large front facing window gives views overlooking the garden and surrounding village. The room is finished with pendant lighting and a timber door which leads onto the landing.



BEDROOM TWO 10'6" approx x 8'5" approx.

Positioned to the rear of the property, with lovely views over the garden, parking and private lane from its window, is this well presented double bedroom. Neutrally decorated with vinyl flooring, there is ample space for freestanding bedroom furniture along with pendant lighting and a door which leads onto the landing.



BATHROOM 7'5" x 5'5" approx.

Beautifully presented and incorporating a contemporary three piece suite, including a white bath with chrome thermostatic bar shower over, hand wash basin with chrome mixer tap set on a vanity unit and a low rise w.c. This room has been finished to an exceptionally high standard and features attractive wall tiles with complementing tiles to the floor, recessed spotlighting, chrome ladder style towel radiator, and an obscure glazed rear facing window filling the room with light.



GARDENS AND PARKING

To the front of the property there is a section of lawned garden with mature shrub borders, low stone wall and views of the surrounding area. To the side of the property there is ample off road parking and access to the rear of the property where there is a large garden. The rear garden consists of good sized lawn area with central pathway leading to a well positioned flagged patio, perfect for garden furniture and has the addition of hard standing for a shed. The garden is enclosed by a stone wall and timber fencing and gets plenty of sun being south facing.



NEW 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 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.

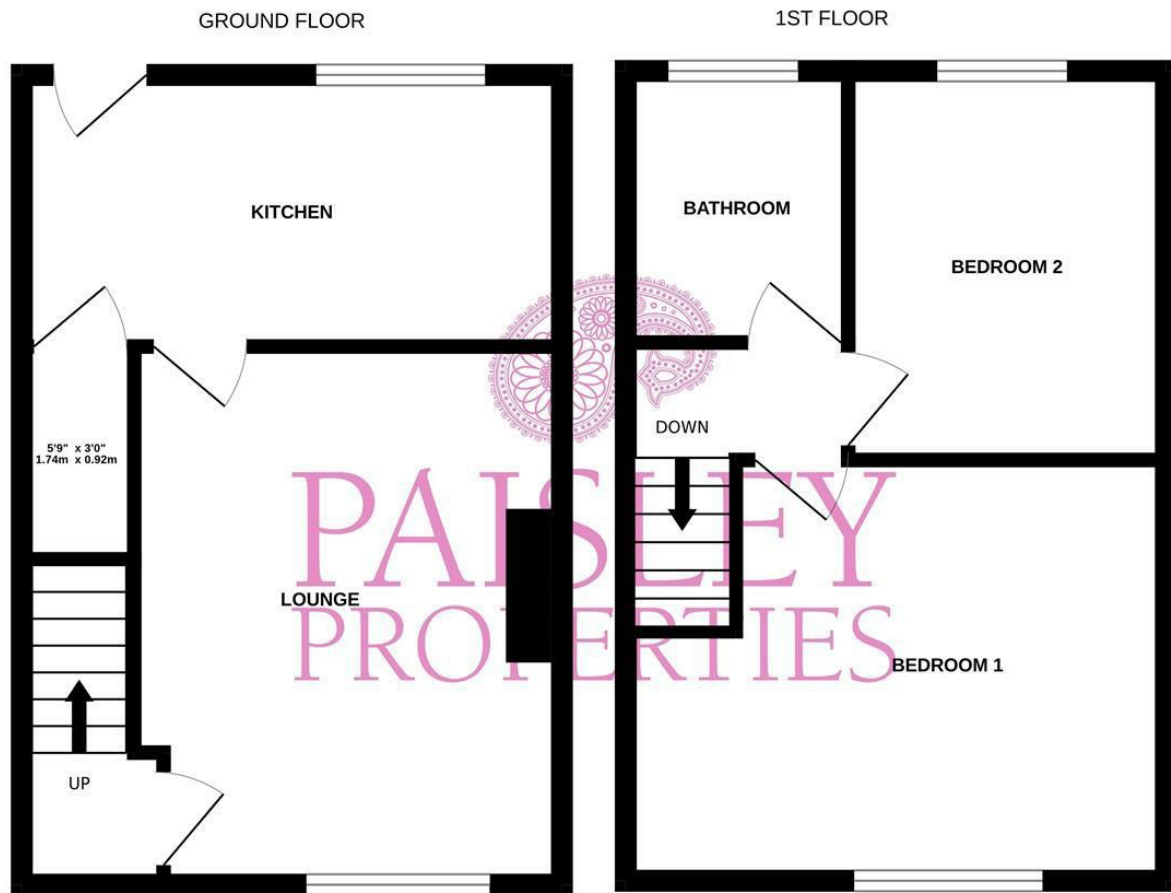
PAISLEY MORTGAGES

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 / mandy@paisleymortgages.co.uk to arrange an appointment.

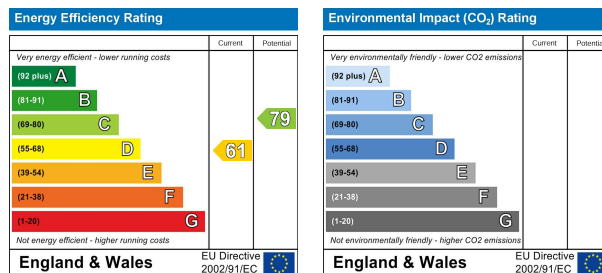
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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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

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