

13 Westgate,
Almondbury HD5 8XF

PER MONTH
£900 Per Month



AVAILABLE FROM OCTOBER, UNFURNISHED, NO
SMOKERS, BOND £1035, COUNCIL TAX BAND D, ENERGY
RATING C

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a composite door into a welcoming entrance hallway with space to remove outdoor clothing, practical tile flooring underfoot and doors lead through to the dining kitchen, ground floor W.C and lounge.

DOWNSTAIRS W.C. 6'5" x 2'10" max

This handy ground floor cloakroom comprises of a low flush W.C, wall hung hand wash basin and tile flooring underfoot. A door leads to the entrance hall.



DINING KITCHEN 16'9" x 7'3" max

This attractive dining kitchen has dual aspect windows and is fitted with a range of pale grey wall and base units, contrasting work tops and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, four ring electric hob with extractor above, washing machine and fridge freezer. To the side of the kitchen is space for a dining table and chairs. A characterful beam to the ceiling and tile flooring underfoot completes the look. A door opens to a storage cupboard which houses the boiler and back through to the entrance hallway.



LOUNGE 17'0" x 11'6" max

This generous size lounge has characterful beams and an exposed stone fireplace which gives a lovely focal point to the room, there is ample space for freestanding living room furniture and two windows give a view of the courtyard. An open staircase with timber balustrade ascends to the first floor landing and a door leads back through to the entrance hallway.



FIRST FLOOR LANDING

Stairs ascend from the lounge to the first floor landing with high ceilings and exposed beams. Doors lead through to two double bedrooms, study/nursery and the house bathroom.



BEDROOM ONE 11'6" x 10'7" max

Located to the front of the property with two windows overlooking the courtyard is this spacious double bedroom with space to accommodate freestanding bedroom furniture, high ceilings, exposed beams and a door opens to the landing.



BEDROOM TWO 11'0" x 10'7" max

Another double bedroom at the front of the property with courtyard and countryside views. There is space for freestanding furniture, high ceilings, exposed beams and a door opens to the landing.



STUDY 6'11" x 6'1" max

Located at the rear of the property is this bright study or child's nursery. The room has space for freestanding furniture and bulk head shelving. A door opens to the landing.



BATHROOM 7'6" x 6'0" max

This stylish bathroom has a white three piece suite, comprising of a P shaped bath with shower over and curved glass screen, pedestal hand wash basin with mixer tap, low flush W.C, chrome heated towel radiator. The room is partially tiled with complimentary tiled flooring underfoot, a rear obscure window, spotlighting and beams to the ceiling and a door opens to the landing.



PARKING

A courtyard to the front of the property provides allocated parking for two vehicles.

There is no garden area for this property

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. *

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. 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.

As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

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).

GROUND FLOOR

1ST FLOOR



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	

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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