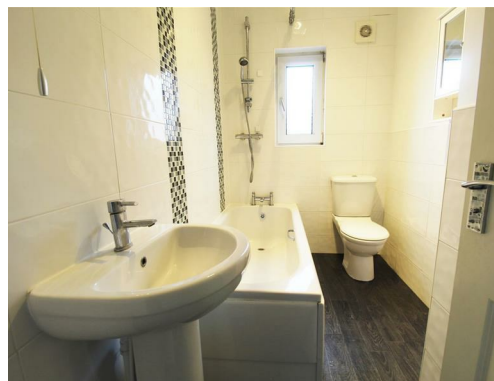


317 Darton Lane,
Mapplewell S75 6AW

PER MONTH
£775 Per Month



IDEALLY LOCATED ON THE OUTSKIRTS OF MAPPLEWELL IS THIS WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACED PROPERTY BOASTING NEUTRAL DECOR THROUGHOUT, MODERN HOUSE BATHROOM AND ENCLOSED COURTYARD TO THE REAR.

AVAILABLE END OF SEPTEMBER - EARLY OCTOBER / UNFURNISHED / NO SMOKERS / BOND £890/ COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

LOUNGE 11'3" max x 12'11" max

You enter the property through a part glazed uPVC door into this welcoming lounge that is decorated in neutral tones and has a chimney breast housing a coal effect electric fire with white wood surround, which creates a lovely focal point to the room. A front facing window fills the room with natural light and there is pendant lighting. Grey carpet is underfoot and a door leads through to the stairs.



DINING KITCHEN 12'10" max x 13'0" max

This generously proportioned dining kitchen is located to the rear of the property and is fitted with a range of wood effect wall and base units topped with a grey laminate work surface and white tile splash back. Appliances within the kitchen include a one and a half bowl sink with drainer and mixer tap over, a built in cooker and a four ring electric hob with partially concealed extractor fan over. There is space for a freestanding fridge freezer and the room can easily accommodate a dining table and chairs. A rear facing window provides natural light and a pleasant view over the rear courtyard. There is strip lighting and underfoot there is both carpet and vinyl tile effect flooring. Doors lead to the stairs, cellar and rear porch.



REAR PORCH

Attached to the rear of the property is a useful porch that has vinyl tile flooring and space and plumbing for a washing machine. An obscured part glazed external door provides access to the rear courtyard.

CELLAR

Stairs descend from the kitchen to the cellar that has ample space for storage of household items.

FIRST FLOOR LANDING

Stairs ascend from an internal hall between the lounge and dining kitchen to the first floor landing which is decorated neutrally and has pendant lighting. Doors lead through to the two bedrooms and house bathroom.

BEDROOM ONE 12'11" max x 11'3" max

Located to the front of the property is this spacious double bedroom that has a front facing window enjoying a far reaching view across the valley whilst providing the room with natural light. There is lots of space for freestanding bedroom furniture alongside a storage cupboard which provides a useful hanging space for clothes. The room is decorated in neutral tones and the floor is carpeted. A door leads through to the landing.



BEDROOM TWO 13'1" max x 7'4" max

Another good sized double bedroom located to the rear of the property which can easily accommodate multiple pieces of freestanding bedroom furniture. There is a fitted wood effect cupboard which provides shelves for storage alongside housing the boiler. A rear facing window looks out over the rear courtyard and beyond. There is ceiling lighting and the floor is carpeted. A door leads through to the landing.



HOUSE BATHROOM 5'0" max x 8'11" max

This modern house bathroom is located within easy reach of the two bedrooms and comprises of a white three piece suite which includes a bath with white side panel with thermostatic shower over, rail for a shower curtain, a pedestal hand wash basin and a low rise w.c. The room is fully tiled with white wall tiles and contrasting mosaic feature strips. There is an obscured glazed window along with ceiling lighting and a heated ladder towel rail. The floor is finished with wood effect vinyl flooring and a door leads through to the landing.



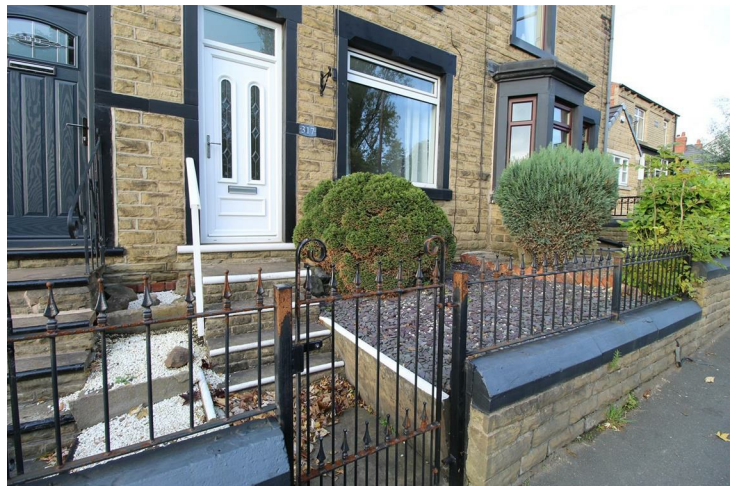
REAR COURTYARD

To the rear of the property is this fully enclosed rear courtyard that is predominantly flagged and can accommodate outdoor furniture to enjoy the warmer months. A gravelled area leads to double gates that provide rear access to the lane behind. A door leads to the porch.



FRONT

To the front of the property is an enclosed low maintenance garden that is filled with attractive grey slate chippings and has a range of mature shrubs. A garden path leads to steps that in turn lead to the front door.



~ New Lettings Info ~

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.

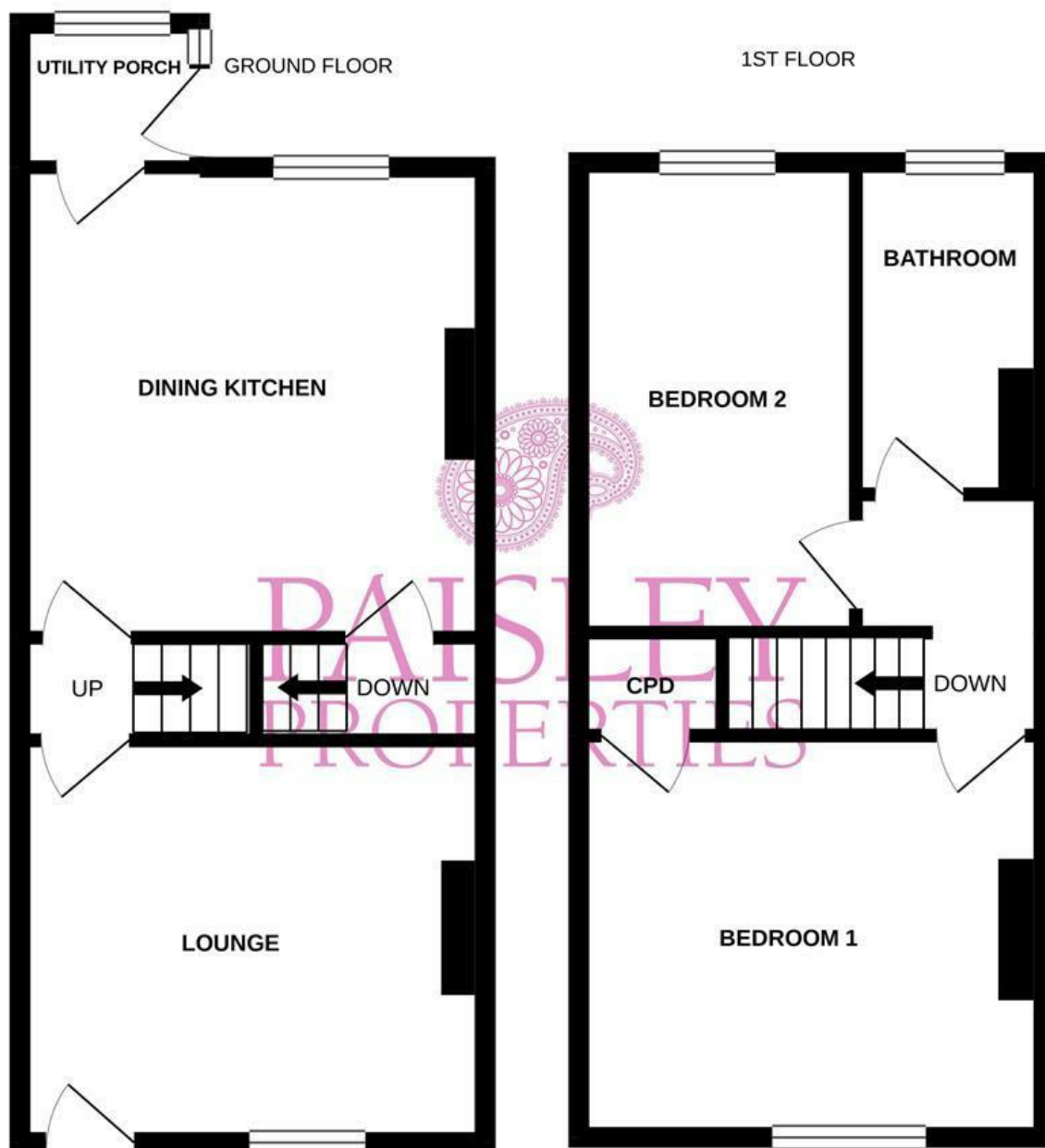
~ Paisley Properties ~

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 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			92
(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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PAISLEY
PROPERTIES