

240B Lockwood Road,  
Huddersfield HD1 3TG

PCM  
£750 PCM



AVAILABLE JULY, UNFURNISHED, NO PETS, NO SMOKERS,  
BOND £860, COUNCIL TAX BAND A, ENERGY RATING E

PAISLEY  
PROPERTIES



### **COMMUNAL ENTRANCE**

You enter the property into a communal entrance which has a shared ground floor cloakroom which could be used as storage. A staircase ascends to the landing.

### **ENTRANCE HALLWAY**

You enter the property through a timber door into this spacious entrance hallway which has space for freestanding storage, laminate flooring underfoot and doors lead through to the lounge, kitchen, bathroom and stairs ascend to the two bedrooms.



### **LOUNGE 15'7" x 12'7" max**

This generous size lounge is neutrally decorated, has ample space for living room furniture and a decorative fireplace. A window gives a view of the street scene below, laminate flooring flows underfoot and doors open to the kitchen and back through to the entrance hallway.



### **KITCHEN 14'3" x 8'8" max**

Positioned to the front of the property is the kitchen which is fitted with a range of pale grey gloss wall and base units, complimentary roll top work surfaces with matching upstands and a stainless steel sink with mixer tap over. The kitchen has space for a gas oven with extractor fan above, fridge freezer and plumbing for a washing machine. Laminate flooring gives a practical solution underfoot, a window allows natural light to flood the space and doors open to the lounge and hallway.



### **BATHROOM 9'9" x 8'7" max**

This good size bathroom is fully tiled and fitted with a white three piece suite, including a bath with shower over, pedestal hand wash basin and low flush W.C. The room has space for freestanding storage, three obscure rear windows, laminate flooring underfoot and a door leads to the hallway.



### **FIRST FLOOR LANDING**

Stairs with a timber balustrade ascend to the first floor landing and doors open to two double bedrooms.

### **BEDROOM ONE 14'4" x 8'3" max**

Situated at the front of the property and newly carpeted is this double bedroom with ample space for bedroom furniture, a large window gives a view of the street scene below and a door opens to the landing.





### **BEDROOM TWO 12'11" x 8'3" max**

Another newly carpeted double bedroom positioned at the rear of the property, with space for bedroom furniture and a door leads to the landing.



### **EXTERNAL**

The property is located on Lockwood Road and although there is no parking or outside space there are excellent transport links and Huddersfield Town Centre is only a short walk away.

## **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**

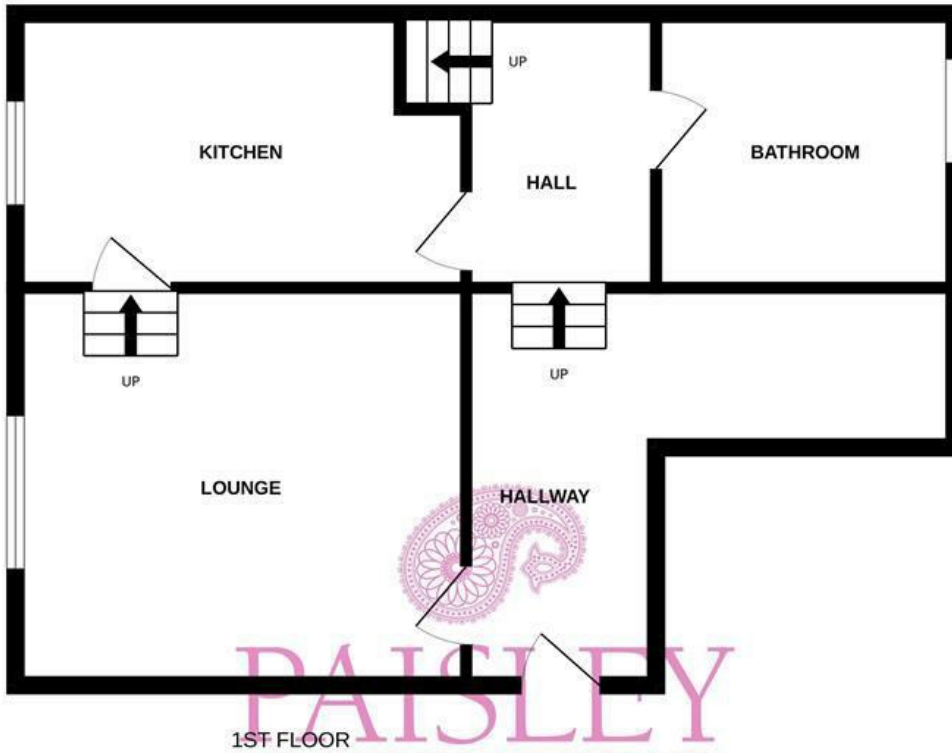
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **MORTGAGES**

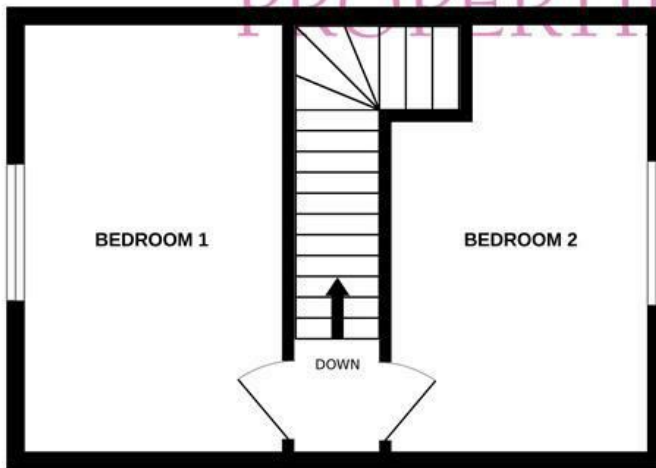
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

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