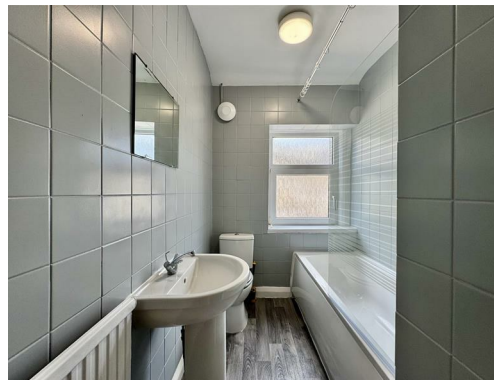


31 Brow Road,
Paddock HD1 4TP

PCM
£750 PCM



AVAILABLE JUNE, UNFURNISHED, NO SMOKERS, BOND
£860 COUNCIL TAX BAND A, ENERGY RATING D

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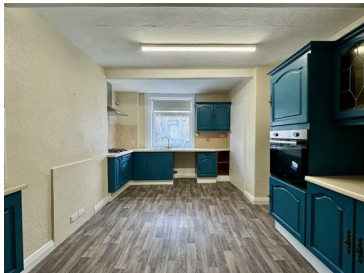
ENTRANCE HALLWAY

You enter the property through a white UPVC part glazed door into the entrance hallway which has space to remove coats and shoes, stairs ascend to first floor landing and a door leads through to the dining kitchen.

DINING KITCHEN 11'11" max x 14'9" max



This spacious dining kitchen is fitted with a range of wood wall and base units with contrasting roll top work surfaces, tile splash-backs, stainless steel sink with mixer tap over and benefiting from an integrated oven, four ring gas hob with overhead extractor, space for fridge freezer and plumbing for washing machine. The kitchen offers space for a dining table and chairs making this an ideal place for family dining and excellent entertainment space. Vinyl flooring underfoot completes the look and doors leads through to the cellar head and to the lounge.



CELLAR 13'0" max x 6'2" max

Stone steps lead down to the cellar which has power, light and ample space for storage.

LOUNGE 16'0" max x 13'8" max



This generously sized reception room has ample space for freestanding furniture and benefits from fitted wall cabinets. The focal point being the gas fire with tile surround, a large window allows natural light flood through and an external door leads out to the rear patio garden.

FIRST FLOOR LANDING

Stairs ascend from the first floor landing to this neutrally decorated split level landing and doors lead through to the two double bedrooms and house bathroom.

BEDROOM ONE 14'2" max x 13'8" max



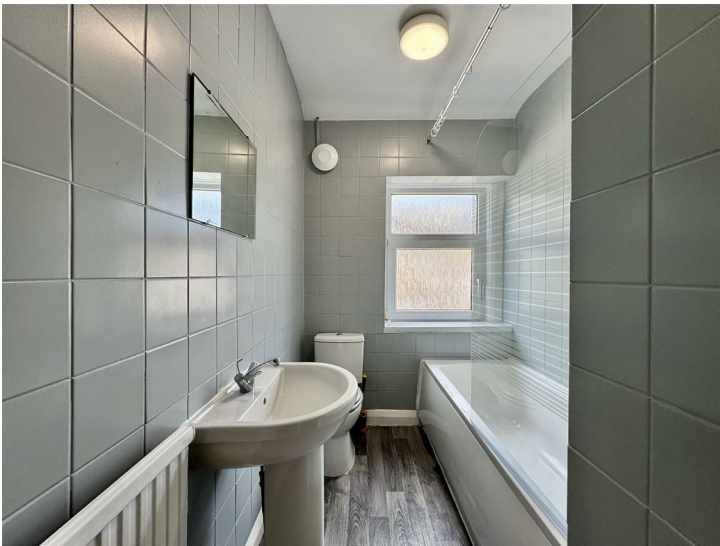
Located to the rear of the property this bright double bedroom with space for freestanding furniture, floor to ceiling integrated wardrobe and drawers, dressing table area and feature fireplace. The room has views over the rear patio, rooftops beyond and a door leads through to the landing.

BEDROOM TWO 15'1" max x 7'8" max



Located to the front of the property is this generously proportioned, neutrally decorated double bedroom with two sets of fitted wardrobes (one housing the boiler), space for additional freestanding furniture. A large window overlooks the front garden, street scene and a door leads through to the landing.

BATHROOM 7'4" max x 5'5" max



The bathroom is fitted with a white three piece suite which comprises of a bath with overhead shower, pedestal hand wash basin with mixer tap and a low level W.C. Fully tiled to the walls, a front obscure glazed window, neutral vinyl flooring underfoot and a door leads through to the landing.

REAR GARDEN



To the rear of the property is a good size enclosed patio garden which offers entertaining space for Al fresco dining with room for garden furniture.

EXTERNAL FRONT



To the front of the property is low maintenance pebbled and patio garden, ideal for pots, planters and patio furniture, which is enclosed by a low wall, wrought iron gate and pathway to the front door.

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.

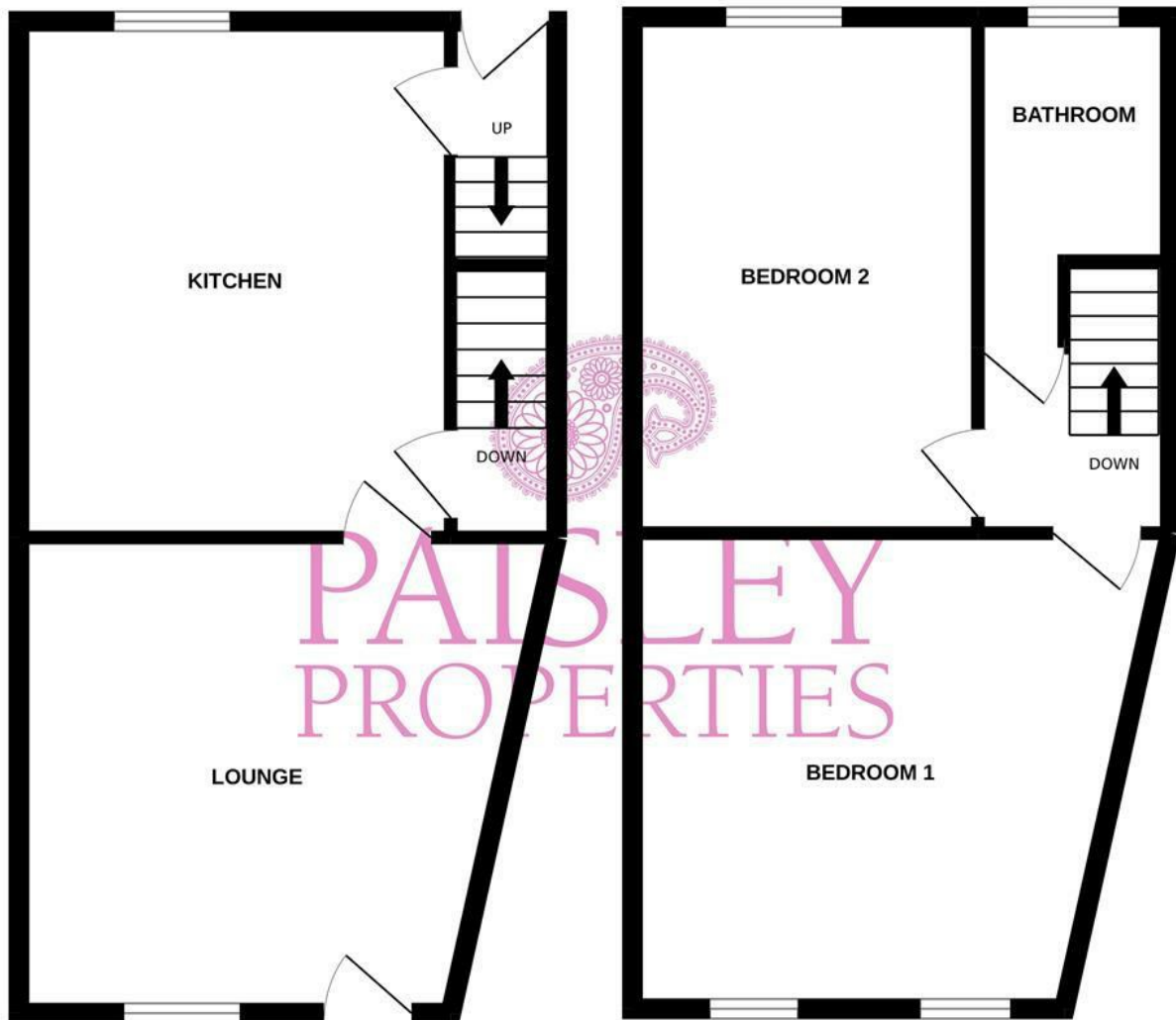
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

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.

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		
	66	85
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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