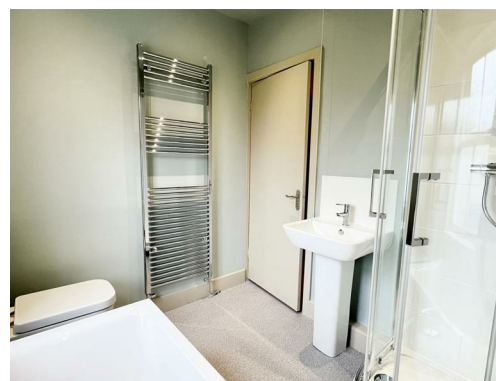


66 Ben Bank Road,
Silkstone Common S75 4PQ

PCM
£775 PCM



TWO BEDROOM TERRACED PROPERTY WITH OFF-ROAD PARKING AND ENCLOSED GARDENS IN VILLAGE SETTING.

AVAILABLE SEPTEMBER 2025 / UNFURNISHED / PETS CONSIDERED/ NO SMOKERS /
BOND: £890 / COUNCIL TAX BAND B / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a white wooden door into a small entrance hall where stairs ascend to the first floor. A door leads in to the lounge.

LIVING ROOM

Located at the front of the property, this good sized lounge is decorated in neutral tones. The room benefits from a front facing window which floods the room with natural light, there is ample space to house freestanding living room furniture. Doors lead to the kitchen and to the front entrance hall.



KITCHEN

Positioned to the rear of the property is this spacious galley kitchen fitted with a range of sage green base and wall units finished with a solid wood work surface and tiled splashback. There is a rear facing window overlooking the garden allowing lots of natural light into the room. There is space for a washing machine and cooker and a handy storage cupboard can accommodate a fridge freezer and also houses the boiler. A door leads to the back garden and an internal door to the lounge.



BEDROOM ONE

Located at the front of the property, this good sized double bedroom has ample space for freestanding bedroom furniture and features pale décor giving an open feel to the space. The room benefits from a front facing window with views over the front garden, carpeted flooring, pendant lighting and a handy storage cupboard. A door leads to landing.



BEDROOM TWO

This single bedroom is located at the rear of the house and has views over the back garden. The room has neutral décor and a large window allowing plenty of natural light in to the room. A door leads to the landing.



BATHROOM

Positioned to the rear of the property is this good sized, modern bathroom which is fitted with a white bathroom suite comprising of a pedestal hand wash basin, low-level W.C, bath and separate walk in shower. There is a chrome heated towel rail, spotlight lighting and a large obscure glazed window that allows natural light to fill the room. A door leads the landing.



GARDEN

To the front of the property is a large lawned garden, enclosed by a stone wall and fencing to the sides and a path leading to the house.

To the rear of the property there is a parking area with an allocated parking space and path leading to the rear door and enclosed garden, which is mainly laid to lawn. A small patio area can accommodate outdoor furniture for the warmer months.



MARKETING

Please note the property is currently tenanted and the marketing photographs were true and accurate prior to occupation in October 2023.

~ 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 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 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.

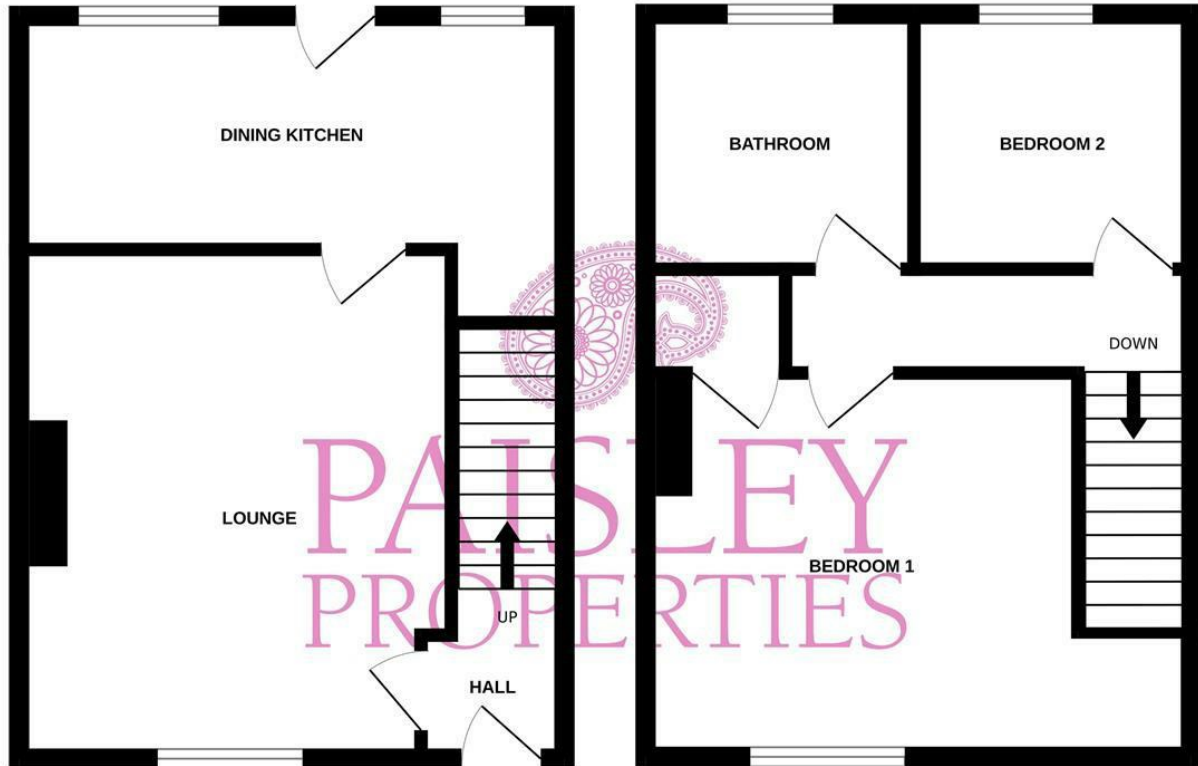
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Properties ~

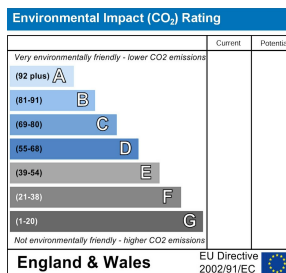
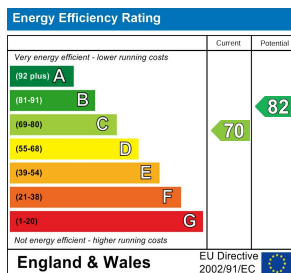
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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