

36 Gardeners Walk,
Skelmanthorpe HD8 9GP

PCM
£825 PCM



THIS WELL PRESENTED TWO BEDROOM MID TERRACE PROPERTY IS NEUTRALLY DECORATED THROUGHOUT AND OFFERS SPACIOUS LIVING ACCOMMODATION. IT BENEFITS FROM AN ALLOCATED PARKING SPACE.

AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £950, ENERGY RATING C, COUNCIL TAX BAND B

PAISLEY
PROPERTIES

ENTRANCE PORCH 4'0" apx x 4'0" apx max

You enter the property through a part glazed composite door into a welcoming entrance porch which has hard wearing matting underfoot, neutral décor and doors leading to the lounge and the downstairs WC.

**DOWNSTAIRS WC 3'2" apx x 5'6" apx max**

Handily located just inside the front door of the property is this generous sized downstairs WC which is fitted with a white low-level WC and a pedestal hand wash basin with chrome taps. White tiles partially adorn the walls and there is grey vinyl flooring underfoot. An obscure window allows natural light to enter and a door leads to the entrance porch.



LOUNGE 15'8" apx x 14'0" apx max

Located to the front of the property with a window looking out to the quiet street, this lovely large lounge has an electric fire in a timber and marble surround as a focal point. There is dark grey carpet underfoot and neutral décor. There is a useful understairs cupboard and storage cube style shelving to one of the walls. Wall lights and a central light fitting light the room beautifully. A carpeted staircase ascends to the first floor landing and an opening leads to the kitchen.



KITCHEN 9'8" apx x 7'7" apx max

This modern kitchen is fitted with a range of maple effect base and wall units with mottled laminate roll top work surfaces, cream tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap over. There is a freestanding electric cooker and spaces to accommodate a washing machine and a tall fridge freezer. There is grey vinyl flooring underfoot and spotlights to the ceiling. An archway leads to the lounge.



FIRST FLOOR LANDING 9'5" apx x 5'6" apx max

A carpeted staircase ascends from the lounge to the first floor landing which is lovely and spacious and has room for a desk or an item of furniture. A large built in cupboard houses the property's central heating boiler and offers space to store household items. Doors lead to the two bedrooms and house bathroom.



BEDROOM ONE 12'8" apx x 10'0" apx max

This generous double bedroom is located to the front of the property and has a window looking out to the street. It is neutrally decorated and has dark grey carpet running under foot. Plaster wall lights to one wall and a central pendant fitting complete the room. A door leads to the landing.



BEDROOM TWO 7'0" apx x 11'5" apx max

Again located to the front of the property with a window overlooking the street, this second good size bedroom has space to accommodate freestanding bedroom furniture. The room is neutrally decorated with dark grey carpet underfoot and a pendant light fitting. A door leads to the landing.



HOUSE BATHROOM 7'0" apx x 6'2" apx max

This contemporary bathroom is fitted with a white three-piece suite comprising of a low-level WC, pedestal hand wash basin with chrome mixer tap and a P shaped bath with a central mixer tap and a thermostatic mixer shower over. The room is partially tiled with white tiles and there is grey vinyl flooring running under foot. Spotlights to the ceiling and a white heated towel radiator complete the room. A door leads to the landing.



FRONT & PARKING

To the front of the property is a small low maintenance gravelled garden area and an allocated parking space.

NEW 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 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 PROPERTIES

Paisley Properties 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

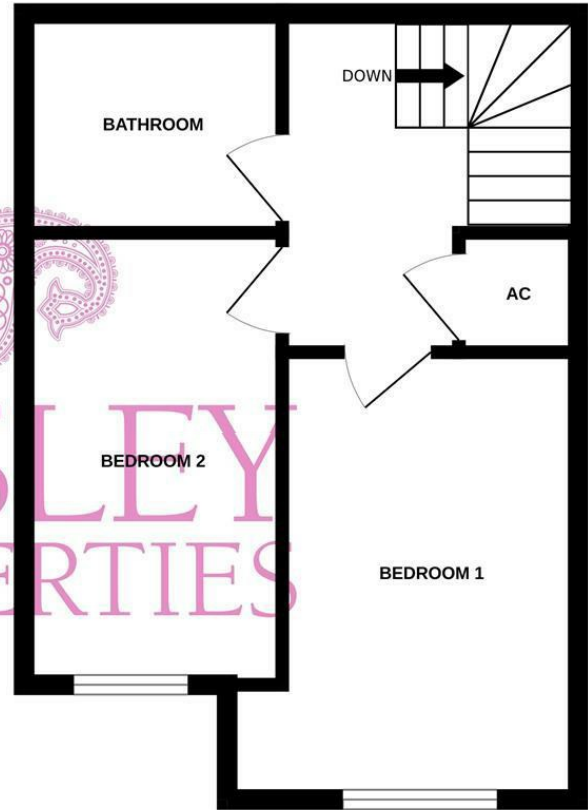
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk 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	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	72
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	

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

PAISLEY
PROPERTIES