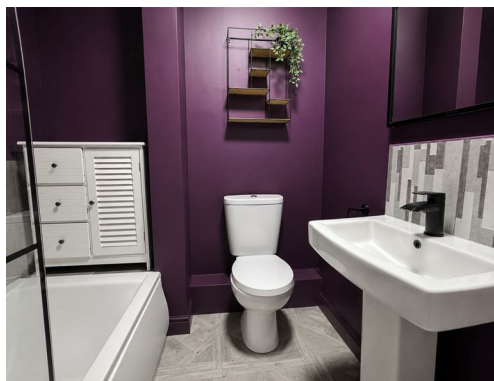


20 Braithwaite Street,
Staincross S75 6BD

PCM
£800 PCM



A STYLISH AND BEAUTIFULLY PRESENTED TWO-BEDROOM MID-TERRACE HOME LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF STAINCROSS. FEATURING SPACIOUS ACCOMMODATION, AN ENCLOSED REAR GARDEN, AND ON-STREET PARKING, THE PROPERTY IS PERFECTLY POSITIONED CLOSE TO LOCAL AMENITIES AND MAPPLEWELL VILLAGE.

AVAILABLE END OF AUGUST, PART FURNISHED, NO SMOKERS, BOND £920, COUNCIL TAX BAND A /FREEHOLD / ENERGY RATING C

PAISLEY
PROPERTIES

LOUNGE 13'5" apx x 12'10" apx



Upon entering the property, you are welcomed into this bright and inviting lounge. Positioned to the front of the property, the room is bathed in natural light via the large front-facing window. A gas fireplace creates an attractive focal point, while the high ceilings enhance the sense of space and light. Beautifully presented in neutral tones and finished with grey carpeting, this comfortable living area provides access to the kitchen and the front entrance door. * Please note the gas fire is capped off and is not in use *

KITCHEN 11'6" apx x 9'6" apx



This beautifully presented modern kitchen is fitted with a range of navy wall and base units, complemented by grey upper units, marble-effect worktops, and white tiled splashbacks. Integrated appliances include an electric oven, four-ring gas hob, and extractor hood. A stainless steel sink and drainer with mixer tap is positioned beneath the window, while there is a freestanding fridge/freezer. The washing machine is included and there is ample space for a dining table or breakfast bar. This generously sized kitchen is ideal for both everyday family living and entertaining. The room is finished with grey wood-effect laminate flooring, with doors providing access to the lounge and rear garden, while stairs rise to the first-floor landing.

LANDING 2'11" apx x 6'3" apx

Stairs ascend from the kitchen to the first-floor landing which provides access to the two double bedrooms and family bathroom, completing the first-floor accommodation. The landing also benefits from natural light, creating a bright and welcoming transition between rooms.

BEDROOM ONE 11'7" apx x 13'2" apx



This charming double bedroom is positioned to the front of the property and has plenty of natural light drawn in from the double glazed window. Decorated in neutral tones throughout and finished with grey carpeting, the room offers a bright and comfortable space with ample room for a range of freestanding furniture. A door provides access back to the first-floor landing.

BEDROOM TWO 9'6" apx x 10'0" apx



This calming small double bedroom is positioned to the rear of the property and enjoys a peaceful outlook. The room offers space for freestanding furniture and benefits from a useful built-in cupboard housing the boiler, which also provides additional storage. A door leads back onto the first-floor landing.

FAMILY BATHROOM 5'10" apx x 6'6" apx



This modern bathroom has been stylishly decorated and features vibrant purple walls, complemented by grey tiling and grey wood-effect vinyl flooring. The suite comprises a panelled bath with handheld shower attachment, pedestal wash hand basin with mixer tap, and low-flush W.C. Finished with contemporary black fixtures and fittings throughout, the room offers a striking and practical space. A door provides access back to the first-floor landing.

REAR GARDEN



This low-maintenance rear garden is paved, providing an ideal space for outdoor seating and entertaining. The garden benefits from a wooden shed, offering useful storage for gardening equipment and outdoor items. Three steps lead up to the kitchen entrance door, while a gated access point connects to the communal pathway, providing convenient access for household bins. Enclosed and secluded, the garden offers a good degree of privacy.

FRONT



This attractive stone-built mid-terrace property enjoys a traditional frontage within a well-established residential area. On-street parking is available to the front of the property, subject to availability. Access is provided via a modern composite entrance door, while the property's characterful stone façade offers plenty of kerb appeal.

LETTINGS INFORMATION MAPPLEWELL

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 MAPPLEWELL

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.

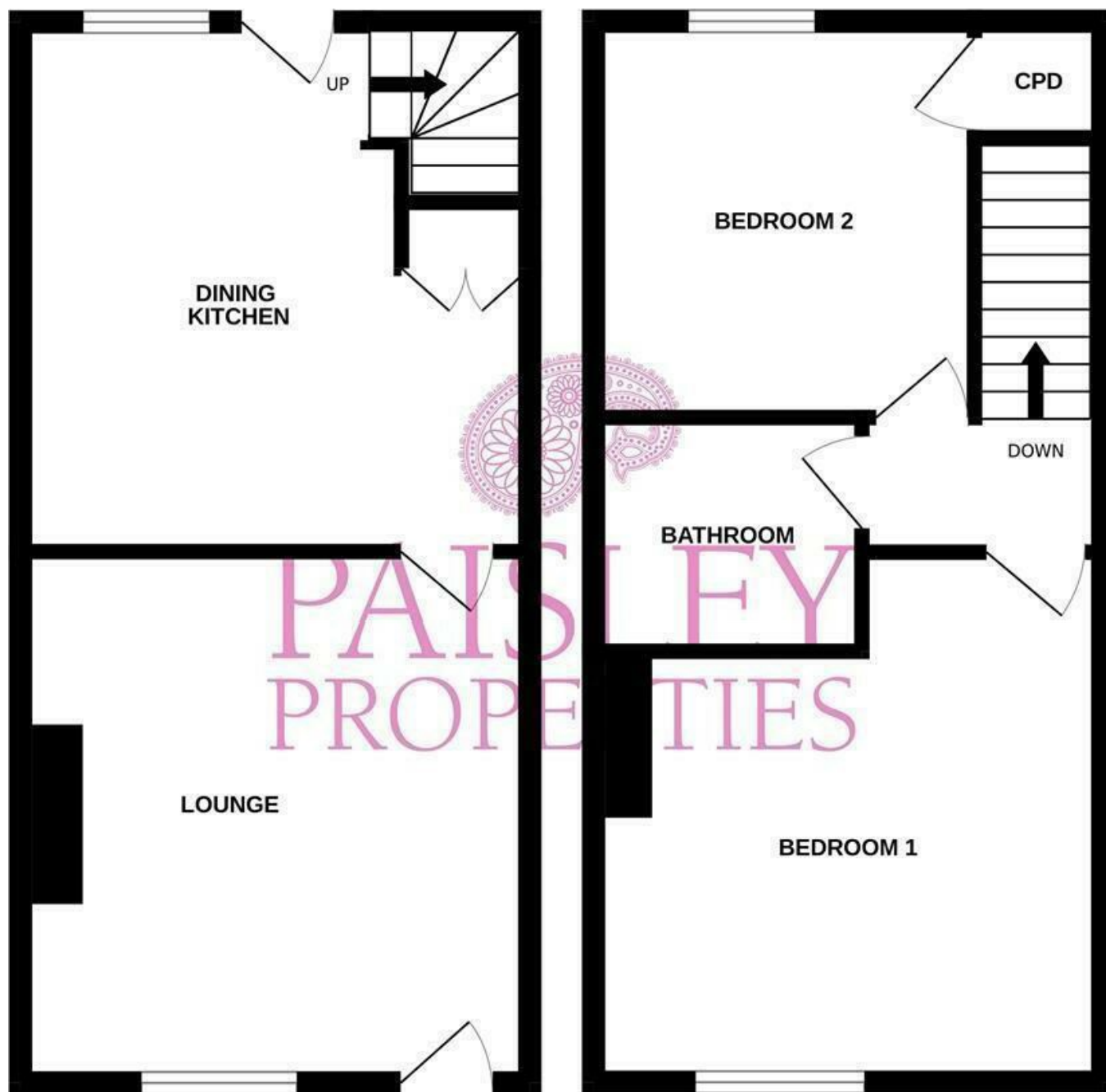
PAISLEY MORTGAGES MAPPLEWELL

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 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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