

10 Park Road,
Clayton West HD8 9PS

PER MONTH
£850 Per Month



THIS WELL PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW BENEFITS FROM DRIVEWAY PARKING, GARAGE AND A GOOD SIZE REAR GARDEN. AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £980, ENERGY RATING C, COUNCIL TAX BAND B

PAISLEY
PROPERTIES

SUMMARY

ENTRANCE HALLWAY 3'7" apx x 4'11" apx

You enter the property through a part glazed white UPVC door into a bright and airy entrance hallway. Pale grey wood effect vinyl flooring runs underfoot and there is a hatch allowing access to the loft. An opening leads through to the kitchen and a door leads to the lounge.

KITCHEN 7'8" apx x 8'11" apx max

Located to the front of the property with a window overlooking the front garden and quiet street beyond, this modern kitchen is fitted with wood effect base and wall units, dark laminate worktops, grey tiled splashbacks and a single bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise of a four ring electric hob, with black and stainless steel extractor fan over and a single electric fan oven. There is space and plumbing for a washing machine and room to accommodate a tall fridge freezer. A spotlight bar lights the room well and practical grey wood effect vinyl flooring completes the room. An opening leads into the entrance hallway.



LOUNGE 17'9" apx x 12'2" apx max

Simply flooded with natural light from a large bay window looking out over the front garden, this generous lounge is neutrally decorated with a purely decorative fire in a black marble and timber surround as a focal point. There are two pendant light fittings and grey carpet underfoot. A built in cupboard to one corner provides storage for household items. Doors lead to the entrance hallway and inner hallway.



INNER HALLWAY 3'2" apx x 3'9" apx

This compact inner hallway has doors leading to two bedrooms, house bathroom and lounge.

BEDROOM ONE 11'3" apx x 10'10" apx

Light and airy courtesy of a large window looking out into the rear garden, this generous double bedroom has ample space for freestanding bedroom furniture, white painted walls and grey carpet underfoot. A set of grey curtains on a metal pole and a pendant light with shade completes the room. A door leads to the hallway.

**BEDROOM TWO 8'3" apx x 8'9" apx**

Again, located to the rear of the property with a window looking out into the garden, this second bedroom is of a good size and again has white painted walls and grey carpet underfoot. A metal curtain pole with grey curtains adorns the window and there is a central pendant light shade. A door leads to the hallway.

**BATHROOM 5'7" apx x 6'0" apx**

This contemporary bathroom is neatly presented and fitted with a white three-piece suite comprising of a low-level WC, pedestal hand wash basin with mixer tap and a bath with an electric shower over. Large beige tiles with a mosaic border adorn the walls whilst coordinating ceramic tiles run under foot. The room has a panelled ceiling with spotlights. A high level obscure window allows natural light to enter and a door leads to the inner hallway.



EXTERIOR & GARAGE 8'3" apx x 15'11" apx

To the front of the property is a lovely lawned garden with a hedge to the front, planted borders and a gravelled area close to the house. A long driveway extends from the road down the side of the property to a single garage with an up and over door. To the rear of the property is a good sized enclosed rear garden with a gravelled area, lawn and a hard standing behind the garage for use as a patio or base for a shed.



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).

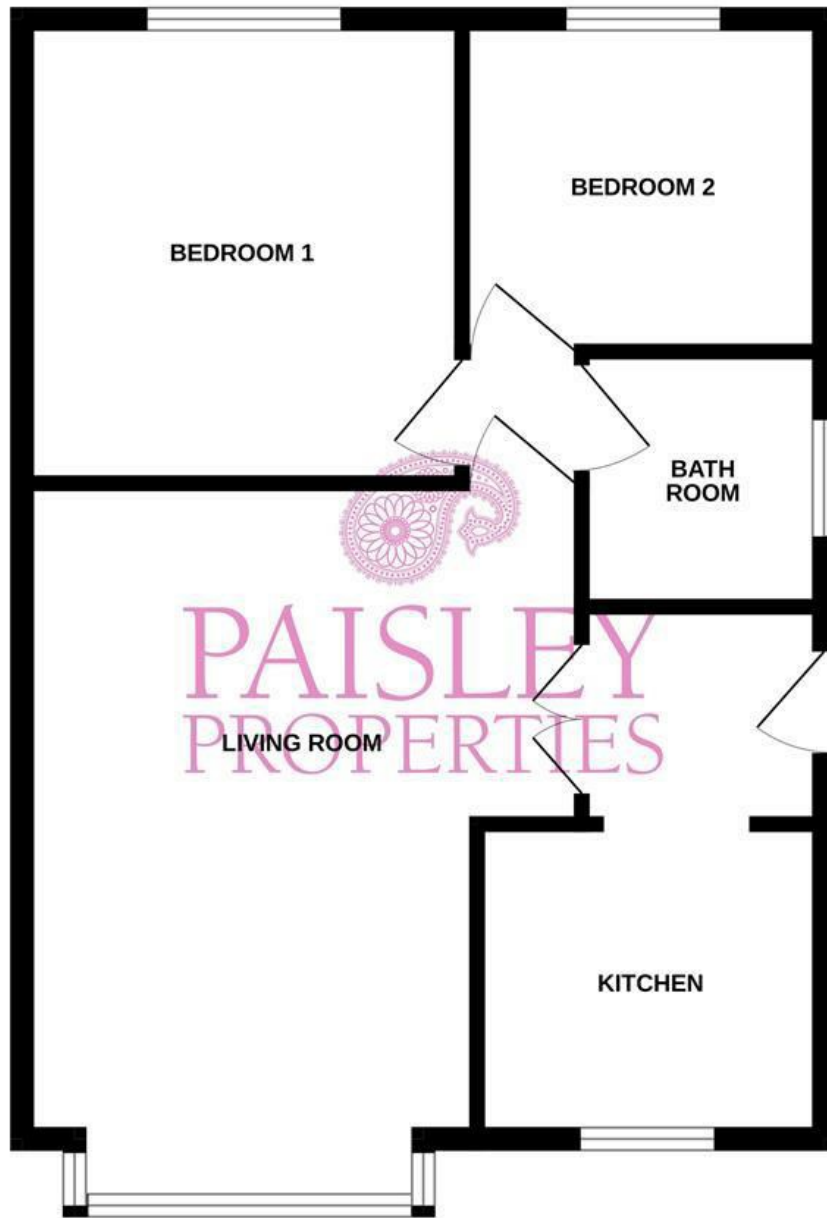
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Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please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

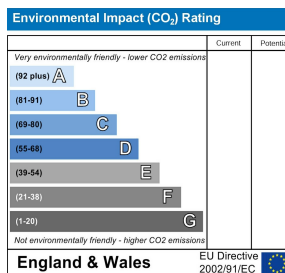
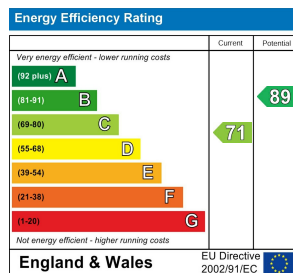
PAISLEY MORTGAGES

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. *



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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