

15a Queen Street,  
Skelmanthorpe HD8 9DU

PCM  
£550 PCM



THIS IS A SPACIOUS ONE BEDROOM FLAT WITH LOUNGE, KITCHEN, DOUBLE BEDROOM, MODERN SHOWER ROOM, PARKING TO THE REAR AND A CENTRAL VILLAGE LOCATION.

AVAILABLE EARLY JULY, UNFURNISHED, BOND IS £630, EPC IS C65

PAISLEY  
PROPERTIES

This recently renovated one bedroom property in the heart of Skelmanthorpe briefly comprises; lounge, dining kitchen, bedroom, bathroom with 3 piece suite, cellar and off-street parking space. Being located close to the village centre with coffee shop/ wine bar, restaurants, pubs and shops, Skelmanthorpe also has two primary and nursery schools, doctor's surgery and sports facilities. There are good commuter links into surrounding towns and cities and the M1 and M62 motorways are within a short distance.

**ENTRANCE 5'0" apx x 4'7" apx**

You enter the property through a uPVC door into this handy entrance area where there is matted flooring and a staircase which ascends up to the flat.

**LANDING**

Stairs ascend to this landing area which has doors leading to the lounge, kitchen, bedroom and bathroom.

**LOUNGE 14'10" apx x 12'7" max**

Flooded with natural light courtesy of windows to three elevations, this generously sized lounge benefits from curtains and carpeted flooring. A door leads to the landing.

**KITCHEN 11'5" apx x 8'1" max**

Fitted with a range of wall and base units, roll top work surfaces, tiled splashbacks and stainless steel sink and drainer, this kitchen also benefits from an electric oven, four ring gas hob with extractor fan over, under counter fridge and space for a washing machine. The room can accommodate a small breakfast table, has a front facing window, vinyl flooring and also houses the property's central heating boiler. A door leads to the landing.



**BEDROOM 14'9" apx x 9'5" max**

This is a good sized double bedroom, which has been neutrally decorated, has a front facing window and carpeted flooring. A door leads to the landing.



### **SHOWER ROOM 12'8" apx x 5'4" apx**

This superb modern shower room is fitted with a large double shower cubicle with glazed screen, a hand wash basin which sits upon a stylish white gloss vanity unit and low level W.C. The room is partially tiled in decorative wall tiles, has a side facing window, wood effect vinyl flooring and doors into a useful store cupboard. A further door leads onto the landing.



### **PARKING**

There will be an allocated parking space to the rear of the property,

## **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**

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.

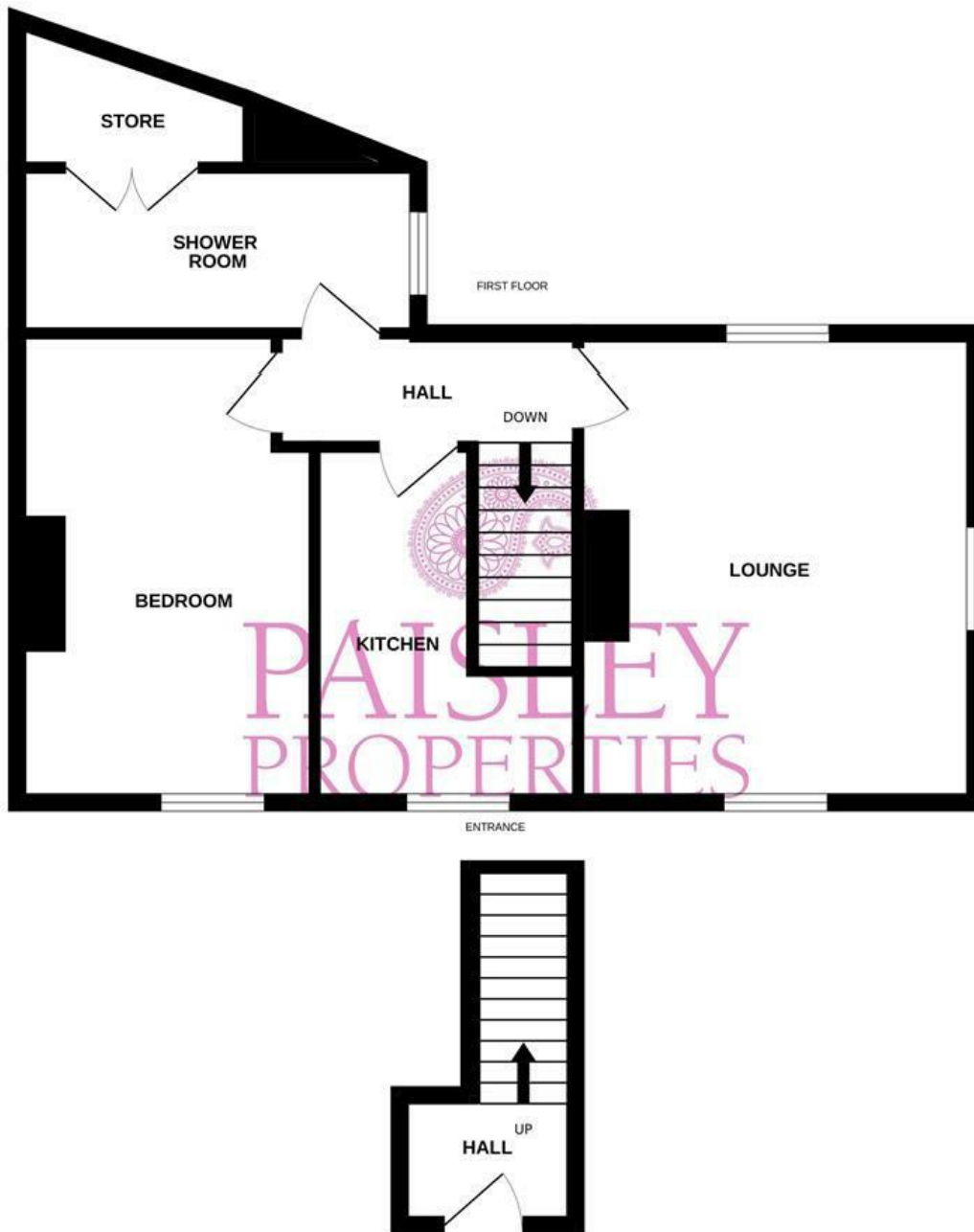
## **PAISLEY MORTGAGES**

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

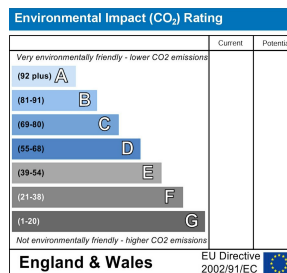
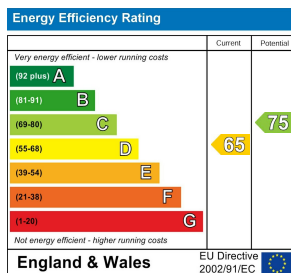
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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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