

20 Kaye Lane,
Almondbury HD5 8XP

PCM
£900 PCM



AVAILABLE FROM APRIL, UNFURNISHED, PETS CONSIDERED,
NO SMOKERS, BOND £1035, ENERGY RATING D, COUNCIL TAX
BAND B **NO ALLOCATED PARKING AT THIS PROPERTY**

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a part glazed composite door into a welcoming entrance hallway with space to remove outdoor clothing. Doors lead to the living room, breakfast kitchen and stairs with a timber balustrade ascend to the first floor landing.

LIVING ROOM 14'1" max x 11'6" max



This generous size reception room is neutrally decorated and flooded with natural light through its dual aspect windows. A decorative fireplace with a tiled mantle and hearth adds a lovely focal point to the room. There is a great amount of space to accommodate free standing furniture and a door leads through to the entrance hallway.

BREAKFAST KITCHEN 14'9" max x 7'0" max



This attractive breakfast kitchen is fitted with a range of charcoal base units, contrasting work surfaces with matching upstands and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and a four ring electric hob with extractor over. There is space for a freestanding fridge freezer. Fitted cabinetry provides storage, a breakfast bar provides room for informal dining and laminate flooring completes the look. There is a window and an external door opens to the garden. A door leads through to the cellar head and back to the entrance hallway.

CELLAR HEAD AND CELLAR



Accessed from the breakfast kitchen, the cellar head provides plumbing for a washing machine and stone steps descend to a useful storage cellar.

FIRST FLOOR LANDING



A staircase ascends from the entrance hallway to the first floor landing and doors lead through to two good size double bedrooms, the home office and the bathroom.

BEDROOM ONE 11'5" max x 9'7" max



This light and airy double bedroom is positioned at the front of the property with views over the street below and far reaching views beyond. There is room for bedroom furniture and a tiled feature fireplace. A door leads to the landing.

BEDROOM TWO 11'6" max x 9'7" max



Another good size double bedroom with a view over the side garden below. There is space for bedroom furniture and a fitted cupboard neatly houses the boiler. A door leads to the landing.



BEDROOM THREE / HOME OFFICE 5'8" max x 6'2" max



Located to the front of the property, this bright room could lend itself to a home office, has a bulk head shelf and space for furniture. A door leads to the landing.

BATHROOM 5'8" max x 5'4" max



This modern bathroom is fitted with a white three-piece suite, including a bath with an electric shower over, a pedestal hand wash basin and a low level W.C. The room is fully tiled to the walls, has complimentary tile flooring underfoot and an obscure glazed window allowing light to flow through the space. A door leads to landing.

SIDE GARDEN



This well maintained, fence enclosed, pebbled and paved garden offers a private space to sit and dine out with space for garden furniture.

EXTERNAL FRONT



Entered by a sweeping driveway to the front door and to the side is a garden which can be accessed through a timber gate.

****Please be aware, there is no parking at the property****

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).

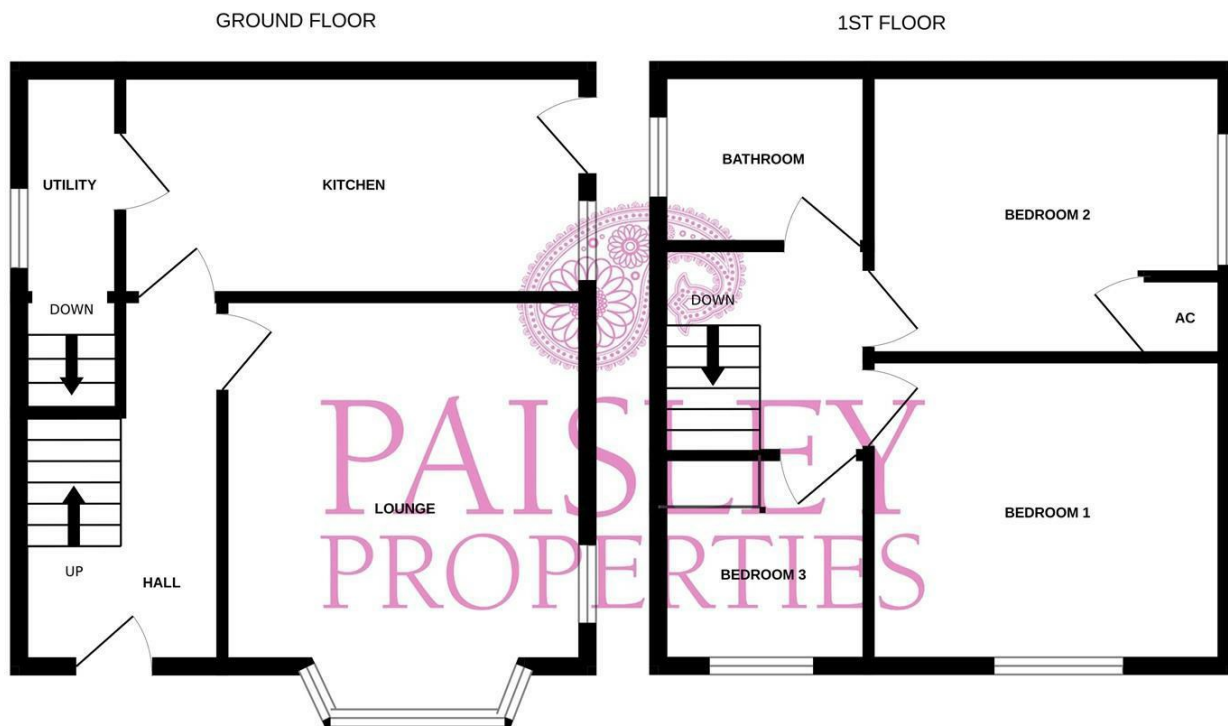
PAISLEY

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.

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. *



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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