

85 Lane Head Road,  
Shepley HD8 8AD

PCM  
£800 PCM



A WELL PRESENTED, NEUTRALLY DECORATED, MID TERRACE THREE BEDROOM COTTAGE IN A TRAFFIC FREE POSITION WITH A LAWNED GARDEN TO THE FRONT. AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £920, ENERGY RATING TBC, COUNCIL TAX BAND A

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 5'10" apx x 5'1" apx**



You enter the property through a part glazed timber door into a lovely welcoming entrance hallway which has space to remove outdoor clothing on arrival. A carpeted staircase ascends to the first floor landing and a part glazed door leads through to the lounge.

### **LOUNGE 14'3" apx x 16'1" apx**



Boasting excellent proportions this lovely lounge has a decorative fire in an Inglenook fireplace as a focal point and beams to the ceiling. In one alcove sits a built in shelved cupboard and to one wall there is a dark wood built-in shelved alcove and a further corner glazed display cabinet. Honey coloured carpet runs under foot and there are two pendant light fittings with cream fringe lampshades. A front facing window allows natural light to enter and offers views of the front garden. Doors lead to the entrance hallway and rear hallway.

### **HALLWAY 2'9" apx x 4'9" apx**

The rear hallway has a pendant light fitting and honey coloured carpet running under foot. Doors lead to the lounge and to the cellar and an opening leads down a step to the kitchen.

### **CELLAR 9'0" apx x 7'7" apx**



Accessed from the rear hallway down a set of stone steps is a good sized cellar which has light and power and it is a good place for storage.

### **KITCHEN 13'9" apx x 7'1" apx**



Located to the rear of the property and flooded with light from a large window, the kitchen is fitted with grey base and wall units, pale grey mottled laminate work surfaces, white tiled splashbacks and a single bowl stainless steel sink and drainer with chrome taps. There is a freestanding electric cooker and spaces for a washing machine and under counter fridge. The property's central heating boiler is also located in here. Beech effect laminate flooring runs underfoot and there is a central spotlight fitting in brass. A door leads out to the rear of the property and an opening steps up to the hallway.





**LANDING 8'9" apx x 5'6" apx**



A carpeted staircase with a varnished wood balustrade ascends from the entrance hallway to the first floor landing which has honey coloured carpet underfoot, a pendant light fitting and doors leading to the three bedrooms and house bathroom.

**BEDROOM ONE 8'10" apx x 16'1" apx into robes**



Located to the front of the property with a window overlooking the garden, this good sized double bedroom has white fitted wardrobes to one wall and plenty of space for further items of freestanding bedroom furniture. There is honey coloured carpet underfoot, neutral décor and a pendant light fitting. A door leads to the landing.

**BEDROOM TWO 8'3" apx x 10'2" apx**



Again located to the front of the property, this second good sized bedroom has neutral décor, honey coloured carpet and a pendant light fitting. There is ample space for freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM THREE 7'2" apx x 11'10" apx**



This third bedroom can be found to the rear of the property with a window overlooking the lane. It has a painted wood cladded sloping ceiling and built in cupboards for storage, one of which houses the property's hot water cylinder. Once again there is honey coloured carpet underfoot, neutral décor and a pendant light fitting. Two steps and a door leads to the landing.

### **HOUSE BATHROOM 6'0" apx x 8'5" apx**



This modern bathroom is fitted with a three piece grey suite comprising of a bath with chrome taps and an electric shower over with a protective glass screen, a pedestal handwash basin with chrome taps and a low level WC. There are mahogany effect accessories, a cabinet to one wall for storage and wall lights either side of a wooden framed mirror over the basin. Tile effect vinyl flooring runs underfoot. A door and two steps leads to the landing.



## REAR & outhouse 4'0" apx x 7'2" apx



To the rear of the property is a lane for access. There is also a useful outhouse with light and power, perfect for storing bikes or household items.

## FRONT GARDEN



To the front of the property is a pleasant garden space which is mainly laid to lawn. Pedestrian access leads from the main road up to the cottage where a gate leads into the garden.

## **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**

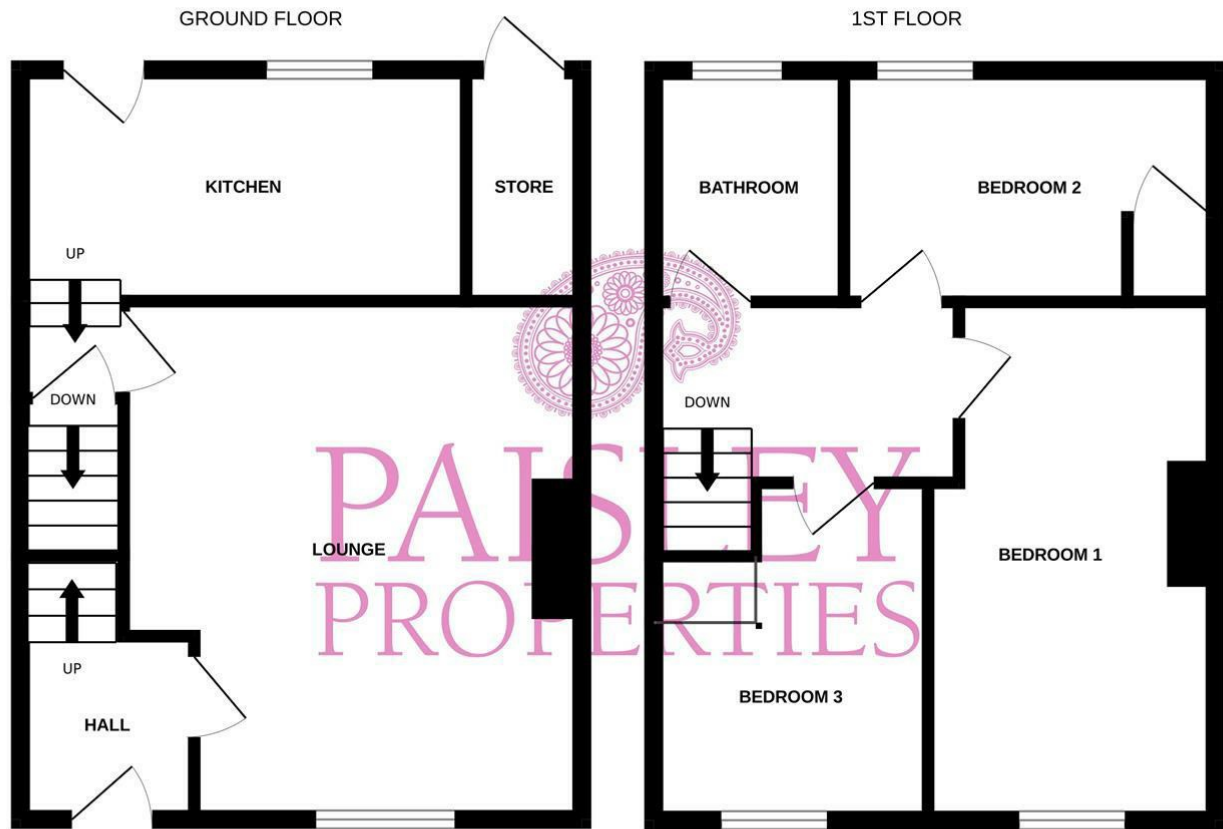
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

## **PAISLEY MORTGAGES**

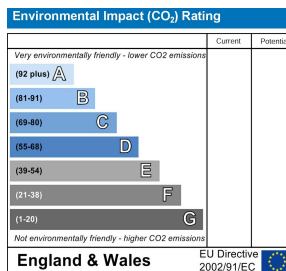
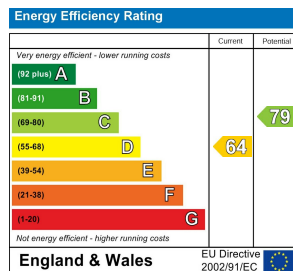
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto: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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