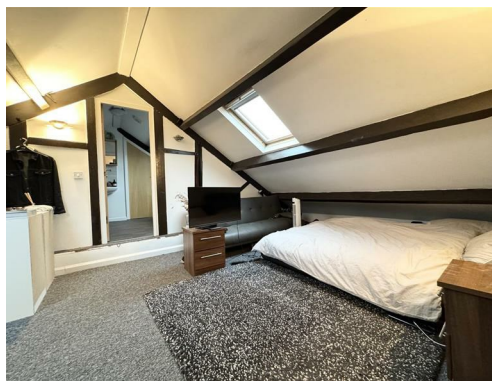


Flat 4 , 12 Station Road,
Skelmanthorpe HD8 9AU

PER MONTH
£875 Per Month



THIS TWO BEDROOM, TWO BATHROOM MEZZANINE APARTMENT OFFERS VERSATILE SPACIOUS ACCOMMODATION OVER TWO FLOORS AND BENEFITS FROM OFF ROAD PARKING.
AVAILABLE FROM EARLY NOVEMBER / UNFURNISHED / NO SMOKERS / BOND £1005 / ENERGY RATING - D / COUNCIL TAX BAND B.

PAISLEY
PROPERTIES

SHARED ENTRANCE



You enter the property through a red timber door into the shared entrance which is neutrally decorated with grey carpet underfoot. A staircase ascends to the first and second floor giving access to the apartment.

ENTRANCE HALLWAY 13'8" apx x 3'8" apx



You enter the property through a timber door into a large welcoming hallway, which is neutrally decorated with grey carpet under foot and pendant lighting. A carpeted staircase with a wrought iron balustrade ascends to the first floor and doors lead to the bathroom, living kitchen and bedroom one.

OPEN PLAN LIVING KITCHEN 22'11" apx x 12'8" max



This lovely large living kitchen is light and airy courtesy of windows to dual aspects and a Juliette balcony. The kitchen is fitted with a range of cream gloss base and wall units, timber laminate worktops and stainless steel round sink with matching drainer and mixer tap over. Cooking facilities comprise an electric hob with a concealed extractor fan over and a single electric fan oven. Integrated appliances include an undercounter fridge, an undercounter freezer and a slimline dishwasher and there is a freestanding washing machine. Wood effect vinyl flooring runs underfoot in the kitchen area and there are spotlights to the ceiling. The living area has grey carpet under foot and a vaulted ceiling with exposed roof timbers. A mezzanine glass balustrade looks over from the second floor. A door leads to the hallway.



BEDROOM TWO 9'10" apx x 23'3" max into alcove



This fabulous space has exposed roof timbers and is simply flooded with natural light from four windows to dual aspects and a Velux skylight. There is ample space to accommodate freestanding bedroom furniture or alternatively this could be used as a second lounge. The room has neutral décor and dark grey carpet underfoot with pendant lights hanging from the beams and extra wall lights too. A door leads to the hallway.

BATHROOM 7'1" apx x 9'5" apx



This contemporary bathroom is fitted with a white three-piece suite comprising a whirlpool P shaped bath with thermostatic shower over alongside a pedestal hand wash basin with mixer tap and low-level WC. The room is fully tiled with glossy beige marble effect tiles. Wood effect vinyl flooring runs underfoot. A white heated towel rail and spotlights complete the room. A door leads to the entrance hallway.

FIRST FLOOR LANDING 7'8" apx x 3'6" apx



A carpeted staircase ascends from the entrance hallway to the first floor landing which is light and airy courtesy of a Velux skylight. Again this space is neutrally decorated with grey carpet under foot and doors lead to the home office and second bedroom.

BEDROOM ONE 23'1" apx into eaves x 12'0" apx



Nestled in the eaves again with beams to the sloping ceilings adding character, this lovely bedroom has ample space for freestanding items of bedroom furniture and two Velux windows flooding the space with natural light. The room is neutrally decorated with dark grey carpet under foot and wall lights illuminate the space well. Doors lead to the landing and ensuite bathroom.

ENSUITE BATHROOM 23'1" apx x 7'11" apx



This fabulous ensuite bathroom is fitted with a three-piece white suite comprising a freestanding bath tub with chrome taps, a white pedestal hand wash basin with mixer tap and a matching low-level WC. A large storage cupboard houses the property's electric boiler and hot water tank, there is also further space for household items. Dark wood effect vinyl flooring runs underfoot. Grey tiles run behind the wash basin as a splash back and there is a wooden mirror with a shelf for bathroom essentials. A Velux window allows natural light to enter and a door leads to the bedroom.

HOME OFFICE 12'6" max into eaves x 8'0" apx



This extra space which has a glass balcony looking down into the living accommodation could easily be used as a home office or a walk-in wardrobe. It has a skylight allowing natural light to spill in, exposed roof timbers framing the space and neutral décor with dark grey carpet under foot. A door leads to the landing.

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

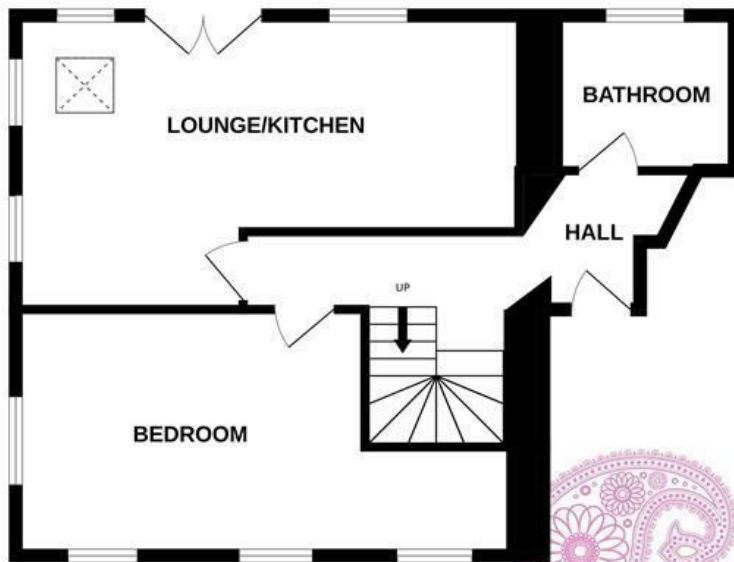
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment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

PAISLEY MORTGAGES

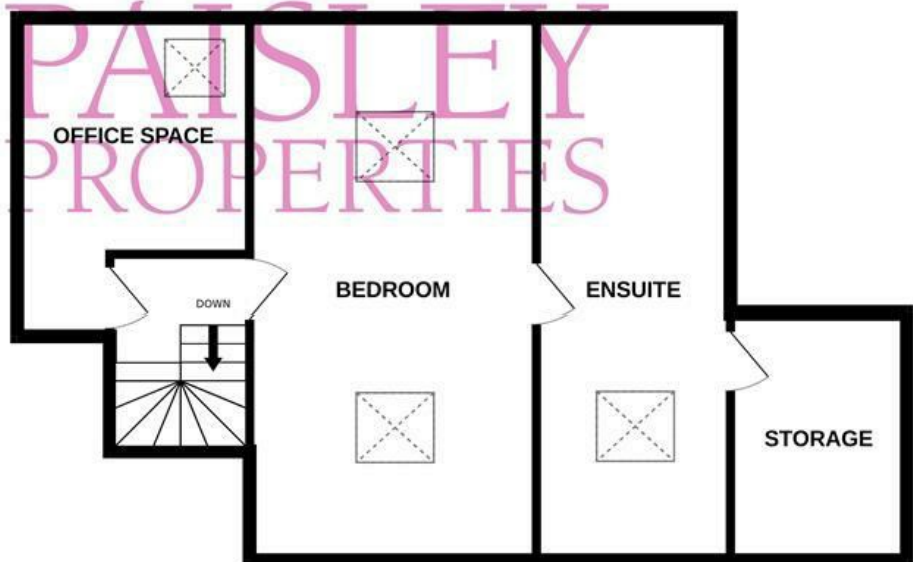
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

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

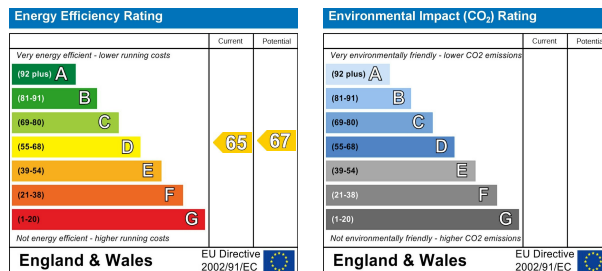
FLAT 4 - GROUND FLOOR



FLAT 4 - 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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