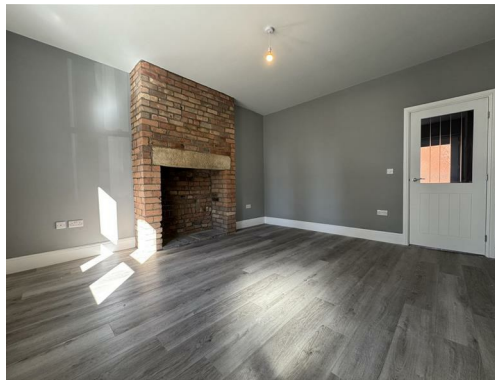


35 Victoria Street,  
Clayton West HD8 9NW

PCM  
£900 PCM

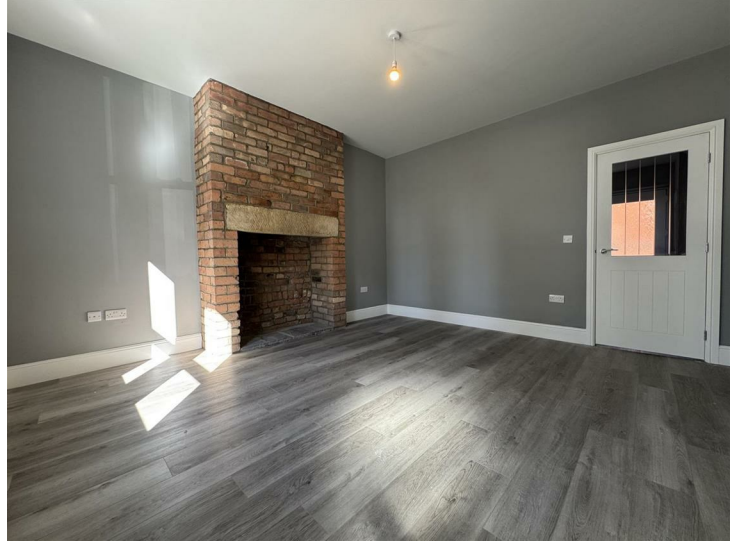


A WELL PRESENTED, RECENTLY RENOVATED TWO BEDROOM MID TERRACE PROPERTY WITH PARKING AND REAR YARD IN A VILLAGE LOCATION. AVAILABLE IMMEDIATELY, UNFURNISHED, NO SMOKERS, BOND £1035, ENERGY RATING TBC, COUNCIL TAX BAND B

PAISLEY  
PROPERTIES

**ENTRANCE HALLWAY 4'3" apx x 2'11" apx**

You enter the property through a composite door into the entrance hallway, which has practical grey wood-effect laminate flooring underfoot, pendant lighting and a carpeted staircase ascending to the first floor. A door leads into the lounge.

**LOUNGE 14'0" apx x 13'1" apx**

Located to the front of the property, with a large sash window overlooking the street, this good-sized lounge has a large brick fireplace as a focal point in the room and an abundance of space for lounge furniture. Pendant lighting and grey wood-effect laminate flooring finish the scheme. Doors lead to the dining kitchen and entrance hallway.

**DINING KITCHEN 17'1" apx x 7'4" apx**

Spanning the rear of the property and filled with natural light courtesy of two windows looking out to the yard, this fabulous dining kitchen has been recently fitted with pale grey gloss units, dark laminate worktops, grey tiled splashbacks and a stainless-steel one-and-a-half-bowl sink and drainer with mixer tap. Cooking facilities comprise an induction hob with concealed extractor fan over and a single electric fan oven. Integrated appliances include a tall fridge freezer, and there is space and plumbing for a washing machine. There is ample space for a dining table and chairs. Grey wood-effect laminate flooring runs underfoot, and spotlights to the ceiling complete the room. A composite door leads out to the rear of the property and internal doors lead down to the cellar and through to the lounge.



### **CELLAR**

Accessed down a set of stone steps from the dining kitchen is the cellar which is great for storage.

### **FIRST FLOOR LANDING 2'9" apx x 2'5" apx**

A carpeted staircase ascends from the entrance hallway to the first-floor landing, which has doors leading to the two bedrooms and house bathroom.

### **BEDROOM ONE 11'0" apx x 17'1" apx**



Benefitting from two sash windows flooding the room with natural light, this generous double bedroom is painted in grey tones, with co-ordinating grey carpet underfoot and a pendant light fitting. A door leads to the landing.

## **BEDROOM TWO 11'0" apx x 10'6" apx**



This second double bedroom can be found to the rear of the property, with a window looking out to the yard and grassed access lane behind. Again, it is decorated in grey tones, with pendant lighting and co-ordinating carpet underfoot. A door leads to the landing.

## **BATHROOM 5'9" apx x 7'8" apx**



This contemporary bathroom is fitted with a white vanity-style suite comprising a deep bath with a thermostatic waterfall shower over and protective glass screen, alongside a white vanity unit with a marble-effect top over a cupboard and a bowl-style basin with mixer tap, and a concealed-cistern WC. Grey wood-effect laminate flooring runs underfoot, and there are spotlights to the ceiling. A chrome heated towel rail completes the room. An obscure window allows natural light to flood in, and a door leads to the landing.

## EXTERIOR



To the rear of the property is a yard area, which provides a space for pots and planters and to hang washing. To the front of the property is an enclosed gravelled garden space. Parking for the property is just across the street, where there is also a further lawned area. (not pictured)

### 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).

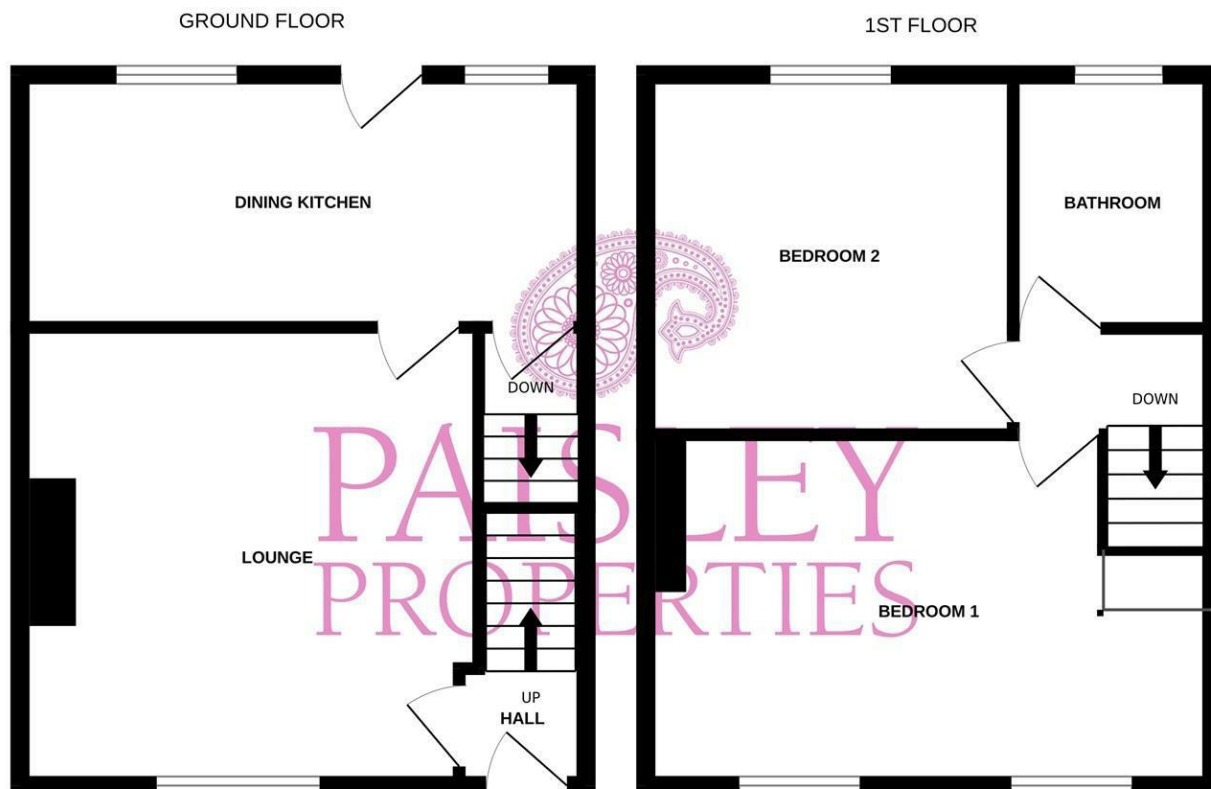
### PAISLEY PROPERTIES

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.

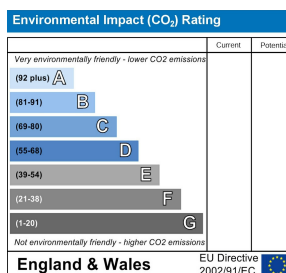
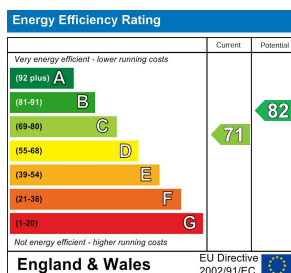
### PAISLEY MORTGAGES

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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