18 Top Road,
Lower Cumberworth HD8 8PE

PER MONTH
£825 Per Month















SURPRISINGLY SPACIOUS THREE BEDROOM MID-TERRACED PROPERTY, LOCATED IN A POPULAR VILLAGE AND CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND RURAL WALKS

AVAILABLE JANUARY 2027 ON AN UNFURNISHED BASIS, NO SMOKERS, COUNCIL TAX BAND A, BOND IS £950, EPC IS D63

PAISLEY
PROPERTIES

ENTRANCE
You enter the property through a glazed uPVC door into the entrance hallway, which has tiled flooring, neutral decor and pendant lighting. A staircase rises to the first floor and a door leads to the lounge.

LOUNGE 14'11" x 12'2" max approx
This spacious lounge sits at the front of the property and is flooded with an abundance of natural light from the large uPVC window. The room has a large chimney breast with inset wood burning stove style electric fire and alcoves either side create space for furniture. The room benefits from tall ceilings, laminate flooring, neutral decor and pendant lighting.




DINING ROOM 12'0" x 8'11" approx
The good sized dining space could easily double up as a second lounge, office or play room and has access to the kitchen, rear of the property and cellar. The pale laminate flooring and neutral decor continue from the lounge through and on to the kitchen. The space has tall ceilings, pendant lighting and a large rear facing uPVC window




KITCHEN 13'0" x 6'9" approx
This well equipped modern kitchen features a variety of pale beech effect wall, base and larder units and has dark granite effect work surfaces contrasted by the pale mosaic tiled splashbacks. There is an inset stainless stink and drainer with mixer tap over and included appliances are; an integrated fridge freezer, integrated washing machine, a freestanding gas oven with 5 ring gas hob and oversized chrome extractor fan above. The room again benefits from pale laminate flooring, neutral decor and has recessed spotlights and a rear facing uPVC window.




CELLAR 14′2″ x 5′6″ approx (restricted height)
This useful addition to the property is access via a staircase in the dining area and has a vaulted ceiling, butchers block table, window and light.




FIRST FLOOR LANDING
stairs ascend from the entrance hall to the first floor landing where doors leads to the three bedrooms, house bathroom and separate W.C. The is newly carpeted flooring, pendant lighting and neutral decor.




BEDROOM ONE 15′0″ x 1007′2″ (max) approx
Located at the front of the property and having views over the street from the large uPVC window, this good sized double bedroom has plenty of space for freestanding bedroom furniture. The room has had a new grey carpet, has pale decor and a door leading to the landing.




BEDROOM TWO 9'2" x 8'11" approx
Another double bedroom, but this time located to the rear of the property, has carpeted flooring, pendant lighting, pale decor. There are far reaching views form the rear window and a door leads to the landing.




BEDROOM THREE 13'0" x 6'9" approx
A third double bedroom, again located at the rear of the property, has laminate flooring, pendant lighting, a neutral decor and rear facing window.




BATHROOM 6'11" x 6'10" approx
This modern three piece bathroom features a panelled bath with chrome taps, separate shower cubicle with thermostatic bar shower and a pedestal sink with chrome taps. The room is partially tiled with pale tiles to the wall and complimenting tiled flooring. There is an obscure glazed front facing window, ladder style towel radiator and wall mounted mirror.

W.C 4'7" x 2'7" approx
located at the end of the corridor and extremely handy in a family home, this sperate w.c. has a low flush toilet, wall hung sink, tiled flooring and small window.





OUTSIDE & PARKING




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 will 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). If pets are allowed in the property then an increased deposit may be required.

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.

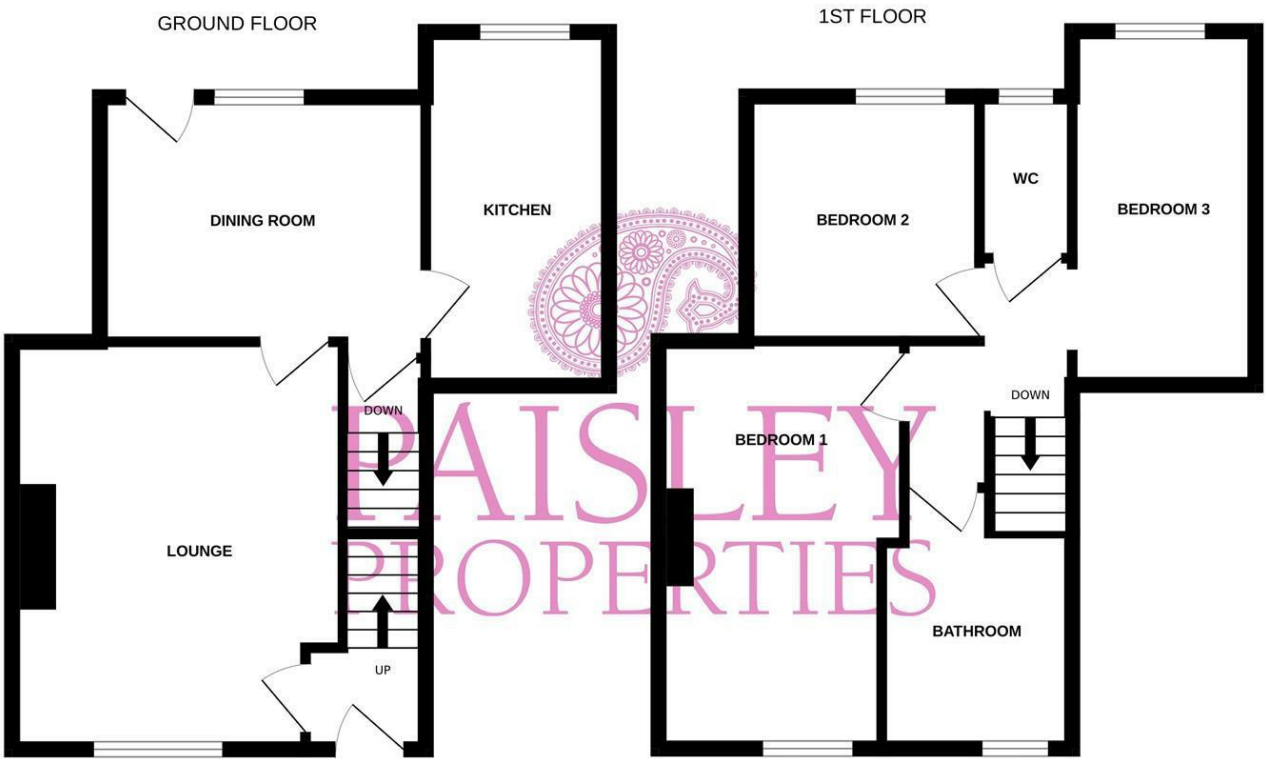
PAISLEY MORTGAGES

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.

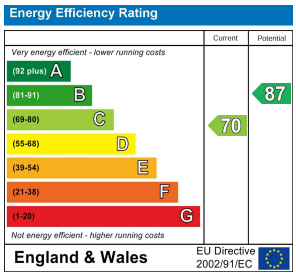
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

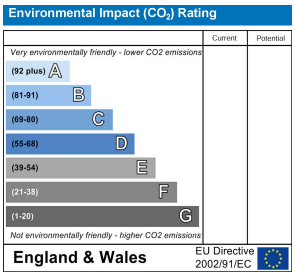
PAISLEY SURVEYORS

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 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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