

2 Wood Nook Farm,
Denby Dale HD8 8RR

PCM
£2,000 PCM



THIS FULLY RENOVATED FOUR BEDROOM DETACHED PROPERTY SITS ON A
GENEROUS PLOT WITH SWEEPING DRIVEWAY, GARAGE, GARDEN AND OUTBUILDINGS.

AVAILABLE IMMEDIATELY / UNFURNISHED / COUNCIL TAX BAND: / ENERGY RATING: B
/ NO PETS OR SMOKERS / BOND: £2300

PAISLEY
PROPERTIES

LOUNGE 15'11" apx x 15'0" apx max

You enter the property through a composite door into this spacious lounge which has lots of attractive features including exposed ceiling beams, stone Inglenook style fireplace, wall panelling and herringbone flooring. A window looks out over the front of the property and has views of Denby Dale and the viaduct, a door provides access to the utility room and an opening leads to the dining kitchen.



UTILITY ROOM 6'7" apx x 6'3" apx max

Neatly tucked away this utility room is fitted with a floor to ceiling utility cupboard, space for stackable washer and dryer and has a rear facing window. There is herringbone flooring underfoot and doors lead to the cellar and lounge.



CELLAR 13'6" apx x 11'10" apx max

Stone steps lead down to this handy cellar which has a vaulted ceiling, Yorkshire stone floor and radiator creating useful additional storage or workshop space.



DINING KITCHEN 25'2" apx x 11'7" apx max

This stunning dining kitchen spans the full depth of the property with dual aspect windows and bi-fold doors which open onto the patio. The kitchen is fitted with shaker style wall and base units, quartz work surfaces and upstands, black sink and mixer tap. There are integrated appliances including microwave, dishwasher, fridge, freezer, range style oven, extractor fan and wine cooler. An large central island provides attaching storage units and seating space for informal dining. There is space to accommodate a dining table and chairs, an exposed ceiling beam adds a touch of character and the herringbone flooring continues through from the lounge. A staircase ascends to the first floor landing.





LANDING

Stairs rise from the dining kitchen to the first floor landing that boasts impressive exposed ceiling beams, exposed stonework and has original timber doors which lead to the four bedrooms and house bathroom.



BEDROOM ONE 12'10" apx x 11'7" apx max

Bedroom one is an exceptional room, neutrally decorated with feature wall panelling and carpeted flooring. There are high ceilings, exposed beams and three windows which allow natural light to flood in. Doors lead to the landing and en-suite.



EN SUITE 5'5" apx x 11'5" apx max

Absolute luxury, this four piece white suite includes a roll top bath, shower cubicle, over-sized hand wash basin which sits upon a vanity unit and a low level W.C. There are decorative wall and floor tiles, exposed ceiling beam, spot lighting, Victorian heated towel rail and rear facing frosted window. A door leads through to the bedroom.



BEDROOM TWO 12'10" apx x 7'8" apx

Positioned to the front of the property with a window overlooking the village rooftop is this double bedroom which is neutrally decorated, has exposed timber beams and carpet underfoot. A door leads to the landing.



BEDROOM THREE 12'10" apx x 7'6" apx max

A further double bedroom, also located to the front of the property with a window overlooking Denby Dale, this room is decorated in soft tones, with timber beams, has carpeted flooring and a door which leads to the landing.



BEDROOM FOUR 11'9" apx x 5'8" apx max

This fourth bedroom is a good sized single with rear facing window overlooking the garden. There are exposed timber ceiling beams, carpeted flooring and a door which leads to the landing.



BATHROOM 4'2" apx x 8'7" apx max

Fitted with a contemporary three piece suite including bath with shower over, hand wash basin which sits upon a vanity unit and a low level W.C this house bathroom is attractive wall and floor tiles, a heated towel rail, high ceilings, spot lighting and a frosted side facing window. A door leads to the landing.



FRONT, GARAGE & PARKING

A sweeping gated driveway leads up to the single garage and provides ample off road parking for multiple vehicles.

There is a lawned garden to the front of the house and wide access points either side of the property leading to the rear garden.



REAR GARDEN

This extensive rear garden has lovely stone flagged patios, a BBQ area, large lawn and outbuildings which houses an outside toilet. There are tree and shrub borders. A further lawn sits to the side of the property.



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 to arrange an appointment.

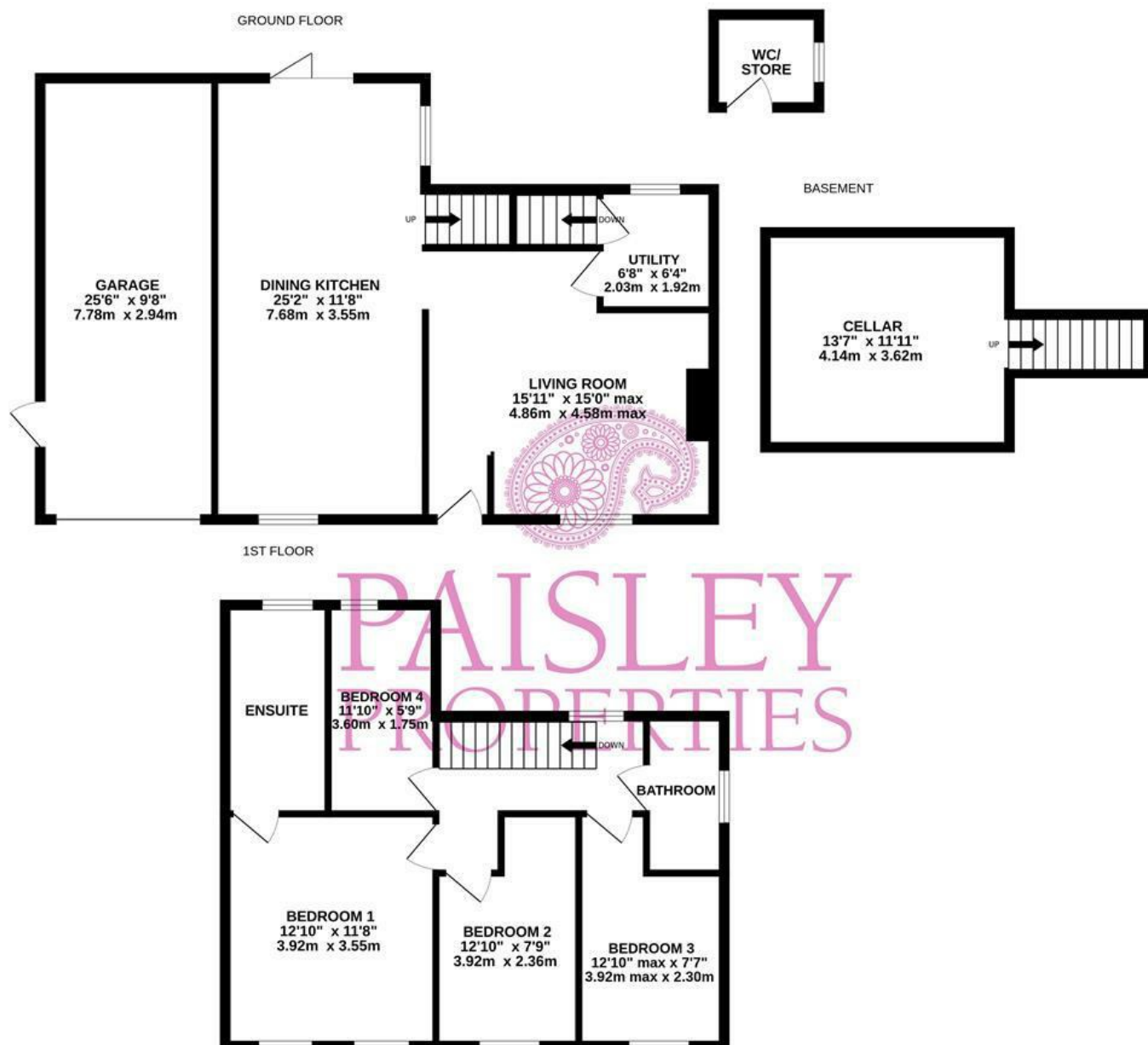
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

AGENTS NOTES:

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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			86
(81-91) B			
(69-80) C		76	
(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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