

1 Dearneside Road,  
Denby Dale HD8 8TP

PCM  
£825 PCM



THIS BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE HAS A STUNNING  
DINING KITCHEN, RECENTLY FITTED SHOWER ROOM AND CHARMING GARDEN.

AVAILABLE , BOND £950, UNFURNISHED, NO PETS, DSS OR SMOKERS, EPC IS D62

PAISLEY  
PROPERTIES



## ENTRANCE HALL



You enter the property through a solid oak door into the useful entrance porch/hall. There is quarry style tiled flooring, a side facing window and space for coats and shoes. A part glazed door leads through to the lounge.

## LOUNGE 15'0" approx x 11'1" approx



This nice sized lounge has superb character features including fireplace with stone surround, exposed stone wall, attractive painted timber window which looks over the front garden and an open spindled staircase which ascends to the first floor landing. Newly fitted carpet lays underfoot, there is a little under stairs cupboard and a timber door leads through to the kitchen.



## **DINING KITCHEN 15'10" approx x 9'11" approx**



This stunning dining kitchen has been designed and fitted by local craftsmen to create the perfect cottage kitchen. There are beautiful painted timber wall, base and drawer units, contrasting worksurfaces, a range style oven with 4 ring gas hob, extractor fan and fitted shelving. There is space for a free standing fridge freezer, and plumbing for a washing machine. A breakfast bar area provides informal dining space in addition to space to accommodate a table and chairs. The room has lovely tiled flooring, a rear facing window and an understairs cupboard. A timber door leads through to the lounge.

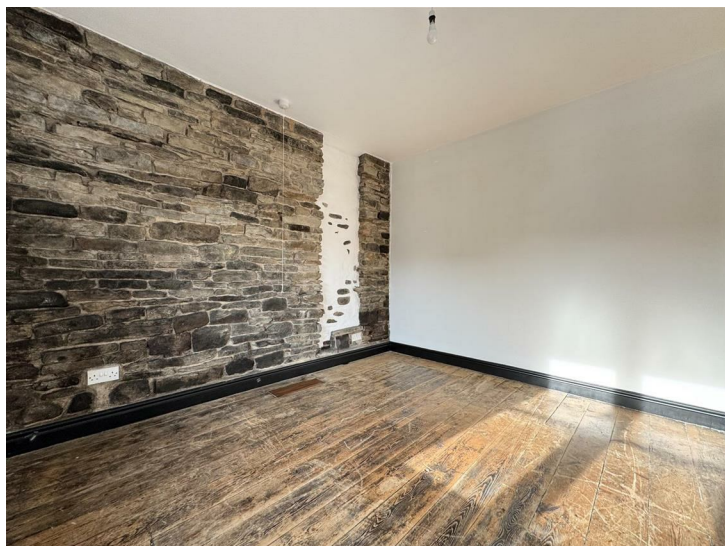
### **UNDER STAIRS CUPBOARD**

There is a useful under stairs storage cupboard.

### **FIRST FLOOR LANDING**

Stairs ascend from the lounge to the first floor landing. There is charming solid wood flooring which runs through into the bedrooms and timber doors lead to the two bedrooms and shower room.

## **BEDROOM ONE 10'7" approx x 9'7" approx**



This fantastic, well presented, double bedroom has gorgeous wooden flooring, exposed stone feature wall and a front facing window with an outlook over the garden. There is space for bedroom furniture and a timber door leads on to the landing.

## **BEDROOM TWO 7'9" approx x 5'7" approx**



Positioned to the front of the property this room would make a lovely child's bedroom, study, or dressing room. There is wood flooring, a front facing window and a timber door which leads onto the landing.

## **SHOWER ROOM 9'1" approx x 5'3" approx**



Thoughtfully designed to complement the style of the cottage this stylish shower room has a double shower with large rain style shower head and recessed tiled shelves, sunken hand wash basin which sits on a vanity unit and low level W.C. There is a heated towel rail, tiled flooring and a rear facing obscure glazed window. A timber door leads onto the landing.



## GARDEN



To the front of the property there is a lovely cottage garden with stone paved patio areas, raised lawn and mature flower bed borders. To the side there is a garden shed and further patio area. The garden is fully enclosed with boundary stone walling and will soon be fitted with new timber gates.

## 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 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.



Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         | 87        |

EU Directive  
2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |

EU Directive  
2002/91/EC

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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