4 Sunside Cottages, Birdsedge HD8 8XW

PCM

£750 PCM

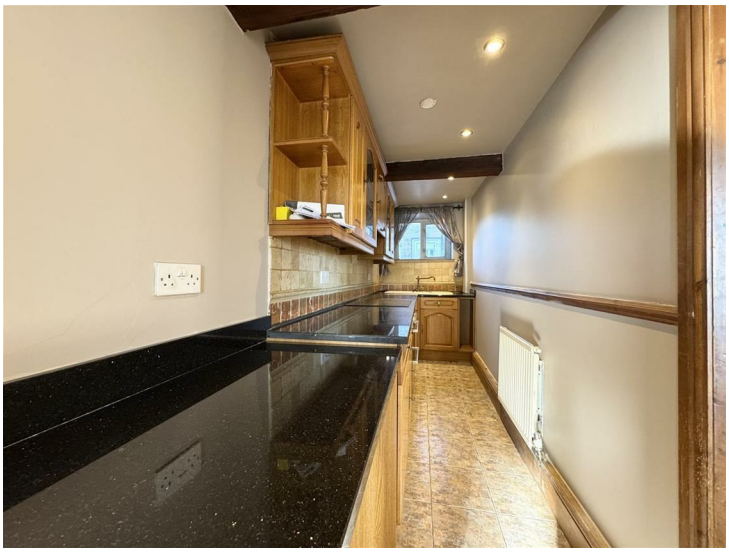
SITUATED IN A QUAINT, RURAL SETTING, THIS CHARACTERFUL TWO BEDROOM COTTAGE HAS BEAUTIFUL VIEWS, EXPOSED TIMBER BEAMS AND LOW MAINTENANCE FRONT PATIO.

AVAILABLE IMMEDIATELY, UNFURNISHED, NO SMOKERS, BOND IS £860, COUNCIL TAX BAND B, EPC IS D66

PAISLEY PROPERTIES

ENTRANCE PORCH
You enter the property through a timber door into this handy porch which has space to remove and store coats and shoes and has plumbing for a washing machine. A further door leads to the kitchen.

KITCHEN 17'11 x 4'6
This lovely kitchen is fitted with oak wall and base units, granite work surfaces, white tiled splash backs and a sink and drainer with mixer tap over. Fitted appliances include an electric oven and four ring electric hob with concealed extractor fan over. Exposed beams add a dash of character to the room and there it tiled flooring and spot lights to the ceiling. Doors lead to the porch and lounge.



LOUNGE 17'10 x 12'11
This generously sized lounge has a stunning exposed brick fireplace with a solid fuel burning stove creating a wonderful focal point to the room. A front facing window overlooks neighbouring fields and fills the room with light. There is a handy under-stairs cupboard, space for free standing living and dining furniture and timber beams. Doors lead to the kitchen and stairs which ascend to the landing.

FIRST FLOOR LANDING
Stairs ascend from the lounge to the first floor landing which has timber beams, a beautiful exposed stone fireplace and a Velux window. Doors lead to the two bedrooms and bathroom.

BEDROOM ONE 10'6 x 9'1
Positioned to the front of the property and enjoying picturesque views from its window, this superb double bedroom has plenty of space for bedroom items and a door leads to the landing.

BEDROOM TWO 12'4 x 7'3
Another great sized bedroom located to the rear of the property. This room would alternatively make a great home office, snug or hobby room if required. A door leads to the landing.

BATHROOM 8'4 x 5'7
Fitted with a four piece white suite including a bath, corner shower cubicle, pedestal hand wash basin and low level W.C. A front facing window benefits from the same views as bedroom one and a door leads to the landing.

FRONT AND OUTHOUSE
To the front there is a charming patio area, ideal for patio furniture or pots and planters. The property also benefits from an outhouse directly opposite the garden which is perfect for storing gardening items.

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.

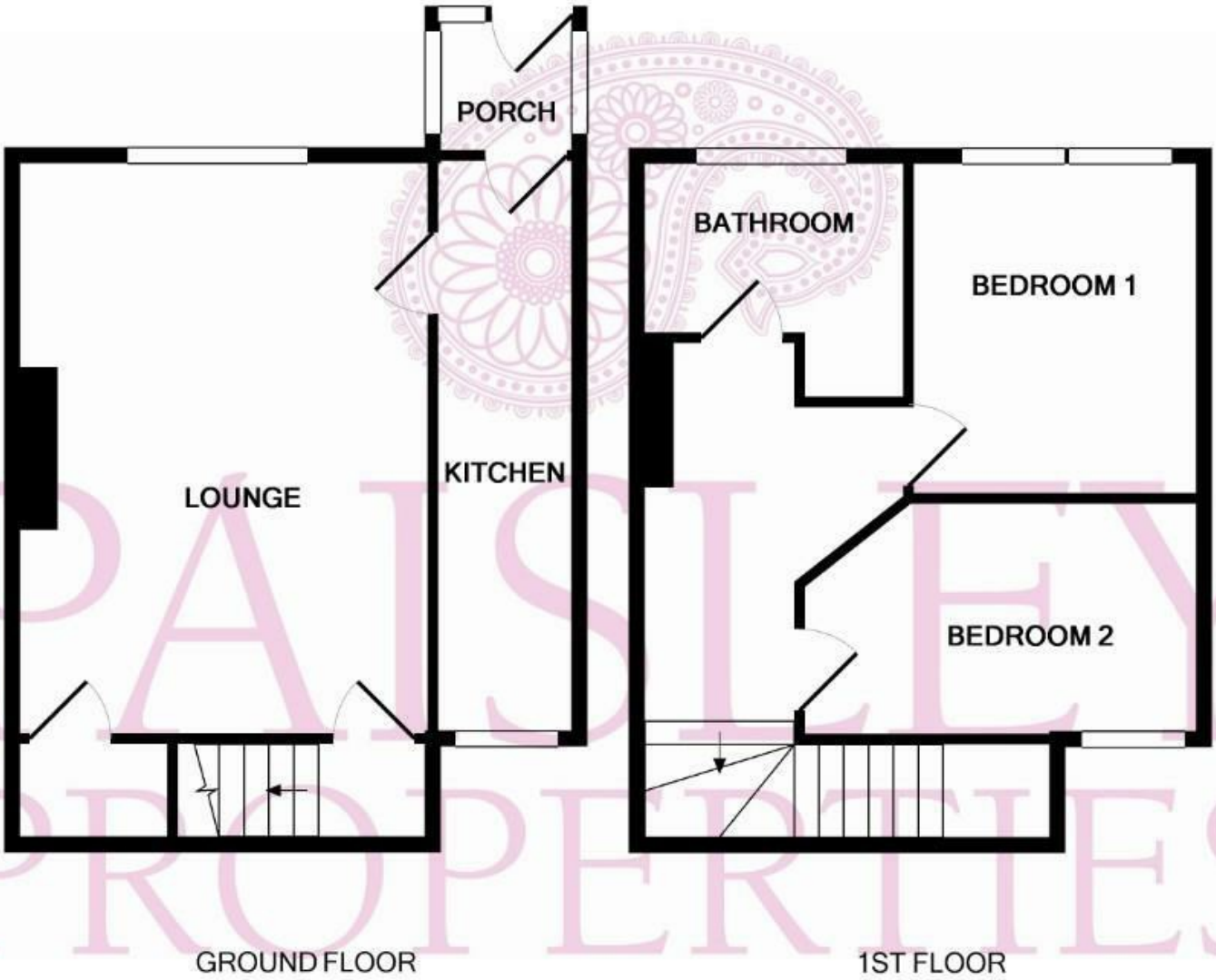
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit 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.



Measurements are approximate. Not to scale. Illustrative purposes only
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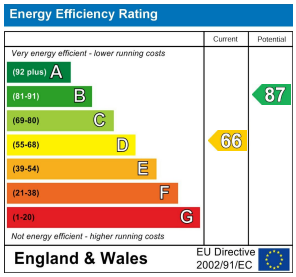

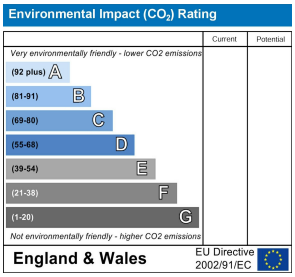

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