



NEUTRALLY DECORATED AND WELL PRESENTED THROUGHOUT THIS CHARMING THREE BEDROOM CHARACTER COTTAGE HAS GOOD SIZED LIVING ACCOMMODATION, OFF ROAD PARKING, GARAGE AND GENEROUS GARDEN. AVAILABLE FROM 27/1/2026, UNFURNISHED, NO PETS, NO SMOKERS, BOND £980, ENERGY RATING C, COUNCIL TAX BAND B

ENTRANCE HALLWAY

You enter the property through a navy blue composite door into a welcoming hallway which has practical matting underfoot, neutral décor and a carpeted staircase ascending to the first floor. A door leads to the lounge.

LOUNGE 16'2" apx x 12'7" apx



This generous lounge is flooded with natural light from a front facing leaded window looking out the street. Beams to the ceiling and a fabulous decorative inglenook fireplace with a stone mantel and hearth as a focal point adds character. There is ample space for lounge furniture. Beige carpet runs underfoot and the walls are neutrally decorated. To one corner is a built in under stairs cupboard for storing household items. An opening with a couple of steps leads to the dining kitchen and a door leads to the entrance hallway.

DINING KITCHEN 12'7" apx x 12'2" apx



Positioned to the rear of the property with a window looking out to the rear, this modern kitchen is fitted with putty coloured base and wall units, timber worktops, rustic tiled splashbacks and a stainless steel one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise of a four burner gas hob with an extractor fan over and an electric oven. There is space and plumbing for a washing machine and space for a tall fridge freezer. There is vinyl flooring underfoot and a PVC cladded ceiling with spotlight bar fittings. There is ample space for a good sized dining table. An opening steps down into the lounge and a glazed door leads out to the rear porch.

REAR PORCH 5'0" apx x 1'5" apx

The rear porch is timber built, glazed and allows access out to the rear of the property. There is space to store shoes. A glazed door leads to the dining kitchen.

FIRST FLOOR LANDING 8'0" max x 5'8" apx

A carpeted staircase ascends from the entrance hallway to the first floor landing where a built in cupboard houses the property's central heating boiler and is on two levels. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 8'3" apx x 16'6" apx



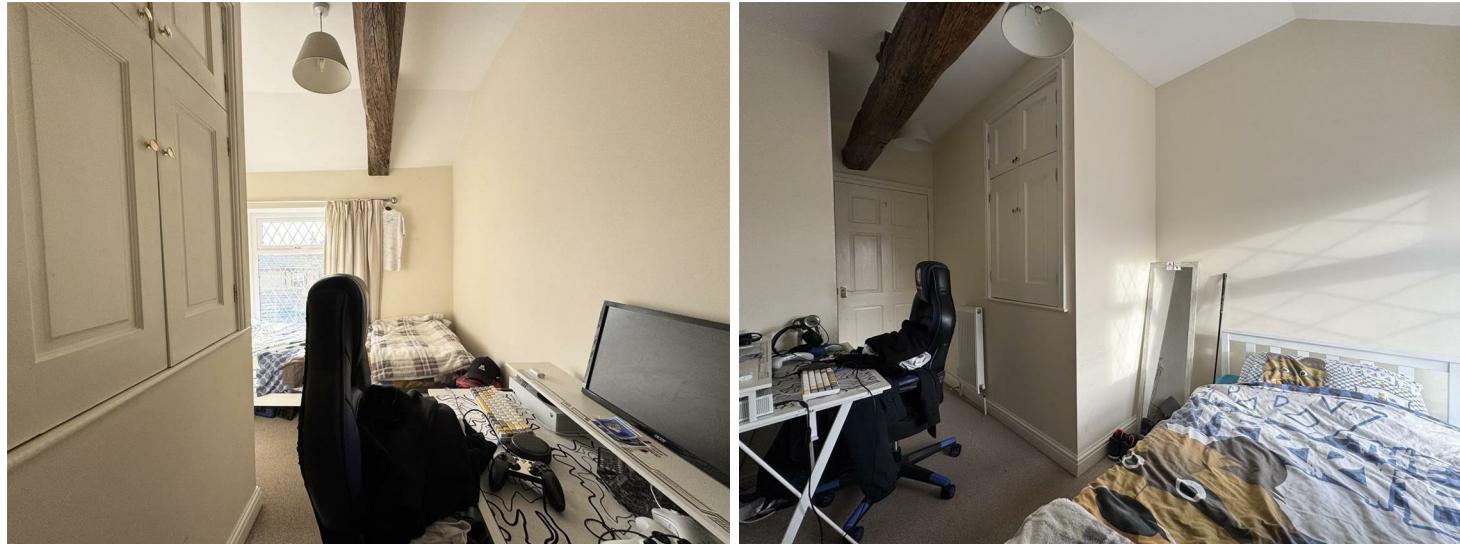
This good sized double bedroom is located to the front of the property and has ample space for freestanding bedroom furniture. There is beige carpet underfoot, neutral décor and pendant lighting. Beams and a cast iron decorative fireplace add character. A door leads to the landing.

BEDROOM TWO 7'2" apx x 12'2" apx



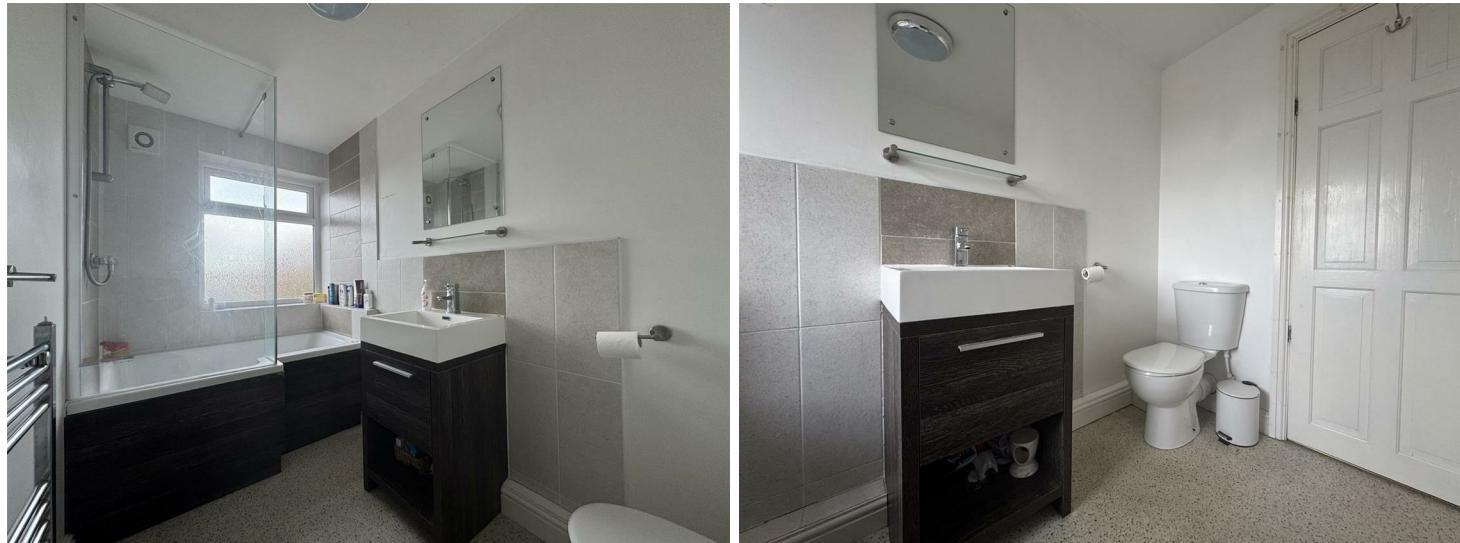
Located to the rear of the property with far reaching views over towards Emley Moor Mast from its window, this good sized double bedroom has ample space to accommodate items of bedroom furniture. The room is neutrally decorated with beige carpet underfoot and pendant lighting. A door leads to the landing.

BEDROOM THREE 7'4" max x 12'9" max



This L-shaped third bedroom can accommodate a single bed and a desk/wardrobe and benefits from built in cupboards. There is neutral décor and beige carpet underfoot. A door leads to the landing.

HOUSE BATHROOM 9'1" apx x 5'2" apx



This contemporary bathroom is fitted with a dark wood effect vanity unit with handwash basin with mixer tap, a low level WC and an L-shaped bath with a thermostatic shower over. The walls are partially tiled with neutral coloured tiles and there is vinyl flooring underfoot. A flush light fitting and a chrome heated towel radiator complete the room.

GARAGE & PARKING



To the rear of the property is a detached garage with a paved parking space alongside.

GARDEN



Beyond the garage and parking lies an attractive garden with a potting shed, a lawned area and a decked area too. There are well established shrubs to the perimeter.

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).

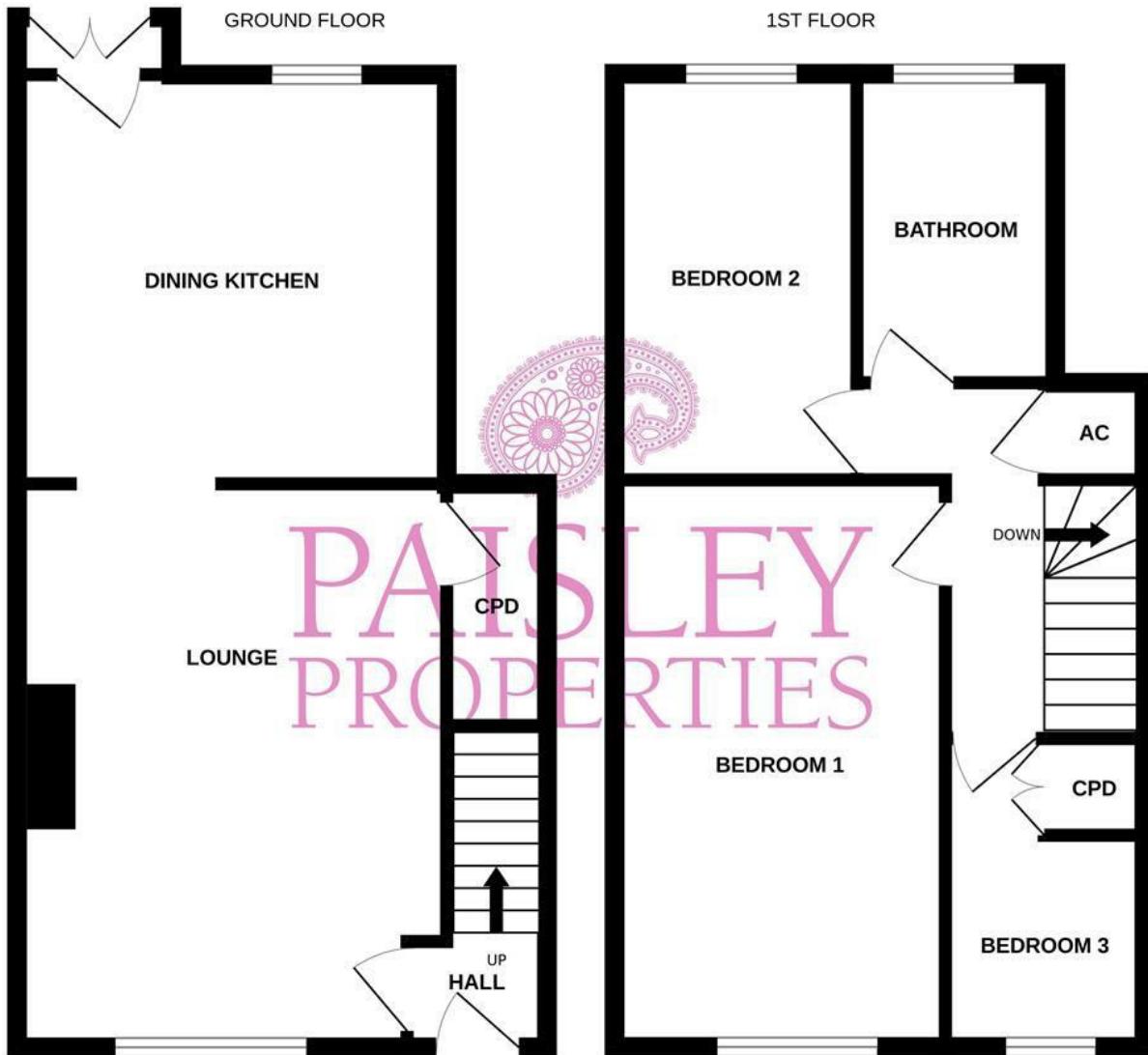
PAISLEY PROPERTIES

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. *



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.

Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	74	89
(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	

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Maplewell Office:
4 Blacker Road,
Maplewell, S75 6BW
t: 01226 395404

