

8 Burton Acres Lane,
Highburton HD8 0QR

PCM
£650 PCM



WELL PRESENTED, ONE BEDROOM CHARACTERFUL COTTAGE WITH PATIO GARDEN AND OFF ROAD PARKING, IN VILLAGE CENTRE WITH LOCAL AMENITIES JUST A SHORT WALK AWAY. AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS, NO PETS OR SMOKERS, BOND IS £750, EPC C, COUNCIL TAX BAND A.

PAISLEY
PROPERTIES

OPEN PLAN LIVING 15'1" x 12'5" approx

This lovely open plan room has a fitted kitchen to the front, with oak timber wall and base units, granite effect roll top work surfaces, tiled splash backs and a stainless sink and drainer with chrome mixer tap over. Integrated appliances include a Zanussi single electric oven, Zanussi four ring gas hob with extractor fan over and there is a space for an under-counter fridge and a washing machine.

To the rear of the room is the living area which has plenty of space for freestanding furniture. The space benefits from a large chimney breast with exposed brickwork and stone hearth, exposed solid timber beams, pendant lighting, carpeted flooring and there is a good sized storage cupboard located under the staircase.



FIRST FLOOR LANDING

From the open plan living area, stairs ascend to the first floor landing. There is a good sized built in storage cupboard, neutral décor, carpeted flooring and timber doors lead through to the bedroom and bathroom.



BEDROOM 12'8" x 7'7" (max) approx

Located at the front of the property is this lovely double bedroom with ample space for freestanding furniture. Two front facing windows, with stone mullions, fill the room with natural light and provide a view over the quiet lane below. The room benefits from a central pendant light, solid timber beams, carpeted flooring and neutral décor. A door leads to the first floor landing.



BATHROOM 8'3" x 5'0" (max) approx

Positioned to the rear of the house, this modern bathroom is fitted with a three piece white suite including an oversized corner cubicle with chrome thermostatic bar shower, timber vanity unit with hand wash basin and low level W.C. The room is fully tiled, has matching tiled flooring, ceiling dome lighting, ladder style radiator and a rear facing obscure glazed window. A door leads to the landing.



OUTSIDE AND PARKING

To the front of the property is a stone flagged patio which would be ideal for pots and planters, and could easily accommodate a bistro set or small table and chairs, perfect for alfresco dining.

The property comes with an off road parking space which is located on the private lane by the house.



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.

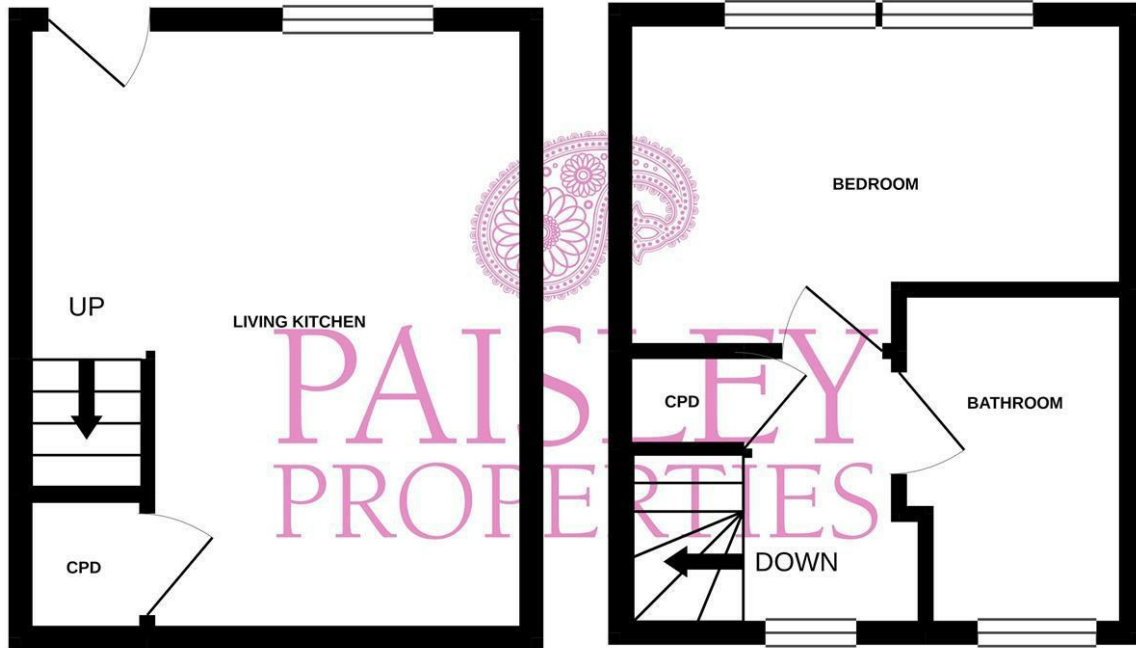
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit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

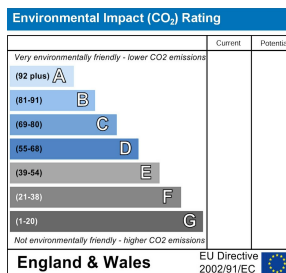
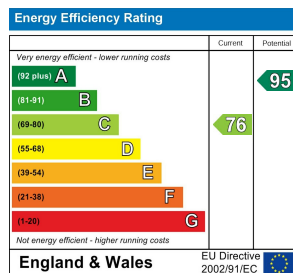
GROUND FLOOR

1ST FLOOR



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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