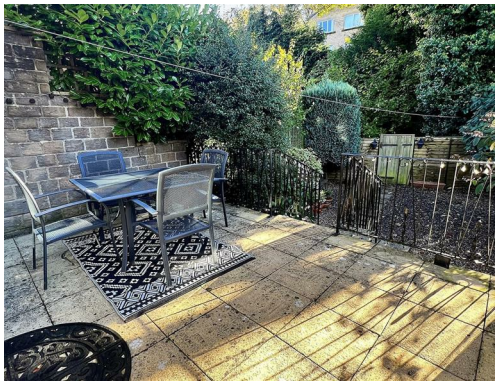
Sunnybank,
Denby Dale HD8 8TJ

PCM
£850 PCM



FULL OF CHARACTER THIS TWO BEDROOM, FULLY RENOVATED, COTTAGE SITS UPON A LOVELY PLOT WITH PARKING TO THE FRONT AND CHARMING PRIVATE GARDEN TO THE REAR AND IS LOCATED CLOSE TO THE VILLAGE CENTRE.

UNFURNISHED // DEPOSIT IS £980 // NO SMOKERS // EPC IS D60 // COUNCIL TAX BAND B

PAISLEY
PROPERTIES

ENTRANCE PORCH
You enter the property through a part glazed timber door into the entrance porch, where there is room to remove coats and shoes and a further door leads into the kitchen.

OPEN-PLAN LIVING 24'10" (max) x 9'11" (max)
Split into two dedicated areas, the great open plan space spans the depth of the property and is flooded with an abundance of natural light having windows on 3 sides. To the front of the property is the modern kitchen which includes shaker style cream wall and base unts, with a wood block effect rolltop work surface, an inset one and a half bowl composite sink and a tiled splashback. appliances include an electric oven, gas hob with extractor hood over and there is space and plumbing for a washing machine and space for an undercounter fridge. The space has a handy breakfast bar, exposed timber beams, vinyl flooring and adjustable spotlights.

To the rear of the room is the lounge area which has large sliding patio doors, giving access to the decking area and views over the garden. There is carpeted flooring, pendant lighting, an electric wall hung fireplace set in a central chimney breast and an open staircase leads to the first floor.

STAIRS & FIRST FLOOR LANDING
Stairs ascend from the lounge to the first floor landing where doors lead to the two bedrooms and house bathroom, There is carpeted flooring and neutral decor

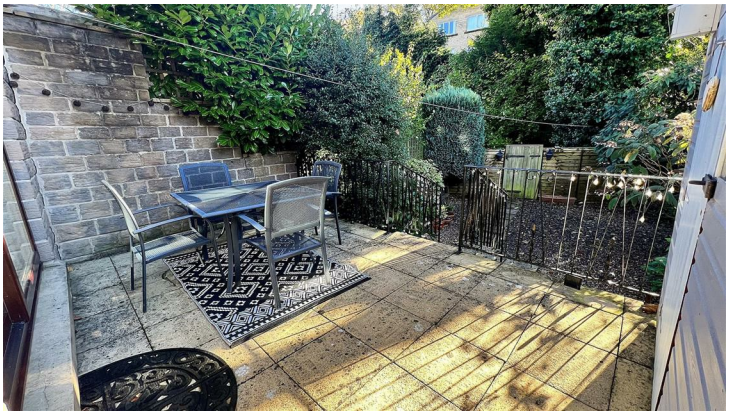
BEDROOM ONE 10'9" x 8'2" approx
Located at the rear of the property and taking in views of the wonderful surroundings from the large rear facing window, this good sized bedroom has space for freestanding bedroom furniture and has the added benefit of 2 inbuilt storage cupboards. There is carpeted flooring, pendant lighting, neutral decor and a door leads back to the landing.

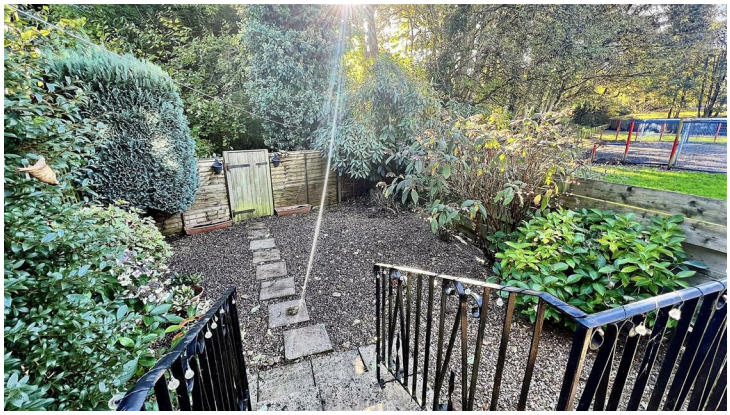
STUDY / BEDROOM 2 9'11" x 5'1" approx
Located at the front of the property, this good sized room is currently being used as an office but could equally lend itself to being used as a dressing room, hobby room or storage. There is carpeted flooring, pendant lighting and a front facing window with views over the garden and street

HOUSE BATHROOM 6'1" x 5'9" approx
This modern house bathroom features a white three piece suite consisting of a panelled bath with chrome mixer tap and electric shower over, a handwash basin set in a vanity unit and a low flush W.C. There is an additional storage cupboard, a wall mounted mirror, vinyl flooring and a front facing obscure glazed window.

GARDENS & PARKING
To the front of the property is a small pebbled garden with some well established shrubs and conifer trees giving privacy to the property. The garden is surrounded by a low stone wall on two sides and timber fencing to the other. A driveway for one car leads to the porch which gives access to the property. A path continues around the porch to the back garden.

This split level rear garden has a large stone flagged patio area adjacent to the property, which is perfect for alfresco dining and entertaining. There is a handy shed, perfect for storing garden items and stone steps lead down to the lower garden, which is low maintenance and has some established shrubs and trees around it's border. The garden has high level timber fencing on three sides and backs onto the river Dearne.





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).

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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.

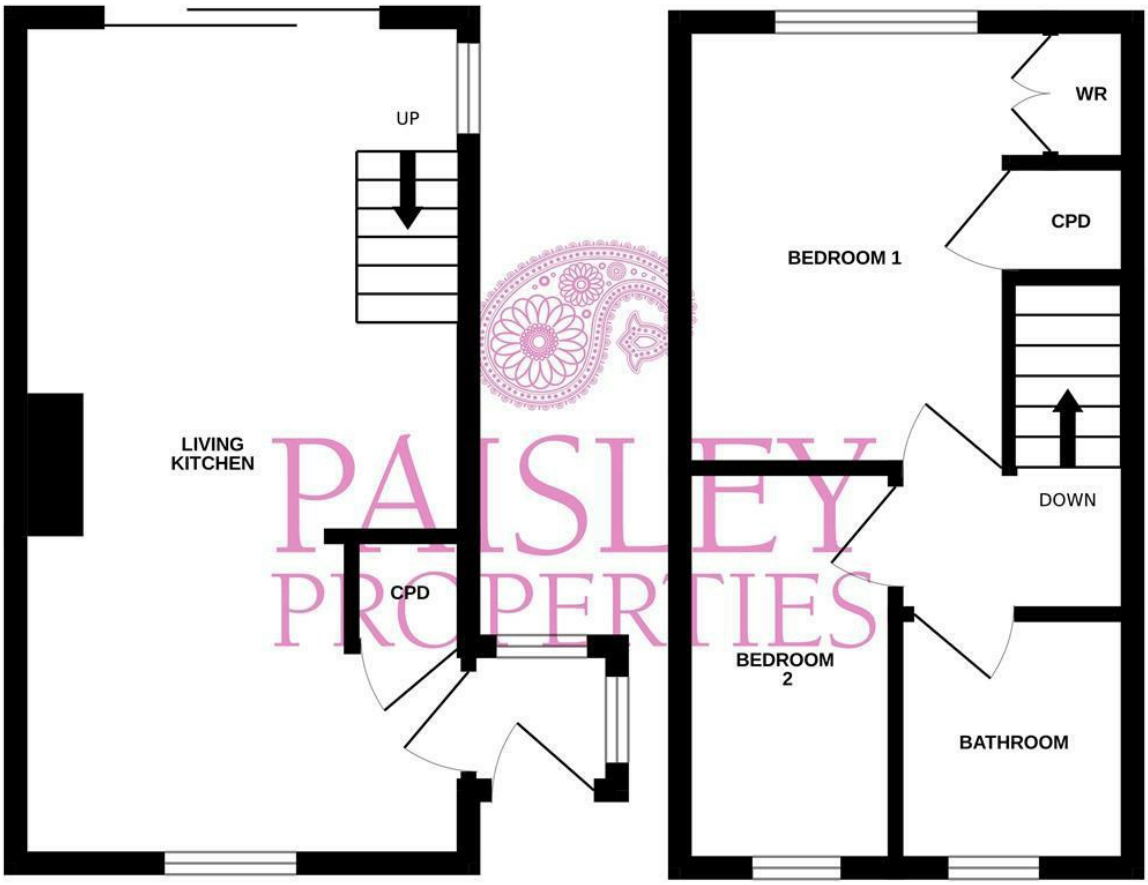
PAISLEY SURVEYORS
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

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. *

GROUND FLOOR

1ST FLOOR



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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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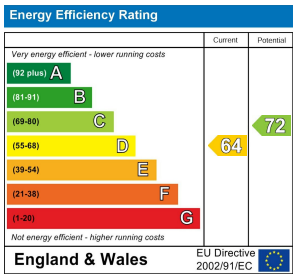

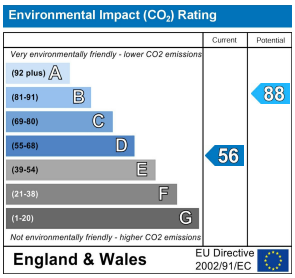

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