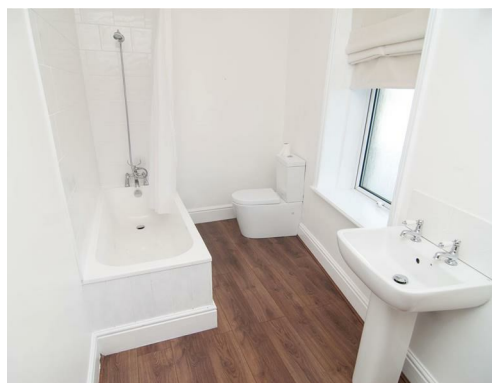


118 Marsh Lane,  
Shepley HD8 8AX

PCM  
£750 PCM



THIS ATTRACTIVE STONE BUILT, TWO BEDROOM COTTAGE OFFERS GREAT LIVING ACCOMMODATION, A LOVELY MODERN KITCHEN AND STUNNING VIEWS.

AVAILABLE LATE JUNE, UNFURNISHED, NO SMOKERS, BOND £865, EPC = D59, COUNCIL TAX BAND B

PAISLEY  
PROPERTIES



## **ENTRANCE HALL**

You enter the property through a part glazed uPVC door into the entrance hall. There is stone flagged flooring, stairs ascending to the first floor landing and a timber door leads through to the lounge.



## **LOUNGE (14'10" approx x 13'8" approx)**

Located to the front of the property, this spacious lounge is carpeted and has an original feature fireplace with stylish white surround and stone hearth. There are built in cupboards and drawers with exposed timber doors which provide useful additional storage space. With the large front facing window offering natural light and doors which lead to the entrance hall and kitchen.



**KITCHEN (17'9" max x 6'3" max (reducing to 3'7" approx) )**

Located to the rear of the property, this contemporary kitchen features cream shaker style wall and base units with wood effect worktops, electric oven with four ring ceramic hob and extractor fan over, ceramic 1 1/2 sink and drainer with mixer tap, laminate flooring and a fitted fridge, freezer and washing machine. This room is flooded with natural light from the two rear facing windows which boast beautiful picturesque views. There is laminate wood flooring and doors lead through to the cellar and lounge.



### **CELLAR**

Perfect to use as an additional storage space, with stone flooring and original butchers block. This room also has light and power. A door leads into the kitchen.

### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing. Having plenty of natural light from the rear facing window which provides spectacular far reaching views, carpeted flooring and a loft hatch. Doors lead through to the bathroom and two bedrooms.





**BEDROOM ONE (14'10" approx x 9'8" approx (extending to 12'2" i**

This spacious double bedroom is positioned to the front of the property and has a large front facing window. Having an original fireplace with stone surround, this room is full of charm with high ceilings and deep skirting boards. There is space for free standing bedroom furniture and a door leads to the first floor landing.



**BEDROOM TWO (10'2" approx x 8'3" approx)**

This single bedroom has a front facing window and would make a lovely child's bedroom, study or dressing room. Having deep skirting boards and space for freestanding furniture. A door leads to the first floor landing.



**BATHROOM (12'0" approx x 6'5" max (reducing to 4'5" approx))**

This up to date bathroom has a modern three piece white suite including low level W/C, pedestal hand wash basin with Victorian style hot and cold taps, bath with shower attachment and chrome suspended shower curtain, attractive wall tiles and wood effect laminate flooring. The obscure glazed window helps make the room feel light and airy. A door leads onto the first floor landing.

**FRONT**

To the front of the property there is a south east facing lawned garden with flower bed borders which is fully enclosed by a stone walling and a gated path leads up to the front door.

**VIEW****AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

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.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.

## **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**

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**

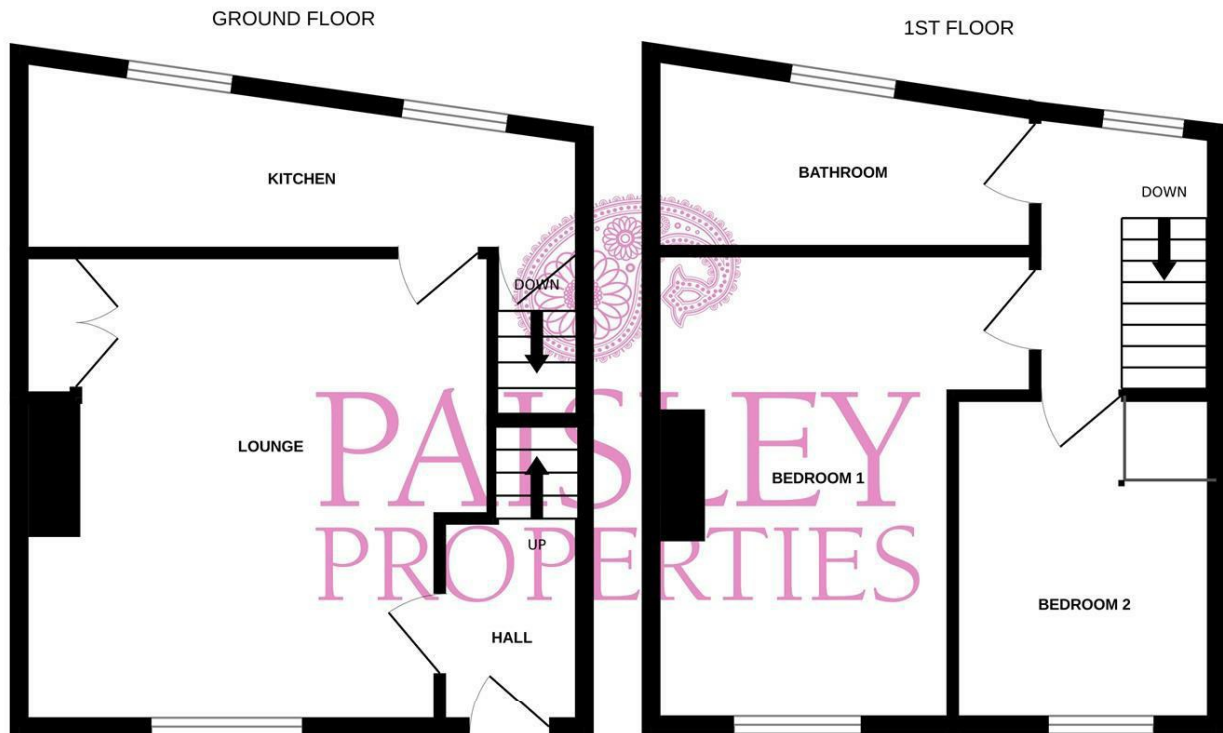
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more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

## **PAISLEY MORTGAGES**

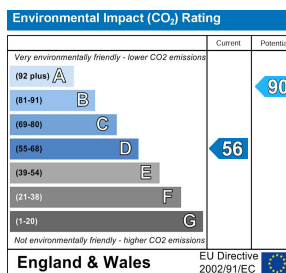
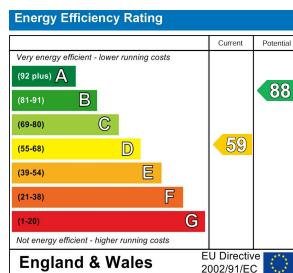
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto: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.  
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