

11 Highwood Lane,
Huddersfield HD8 0UE

PCM
£950 PCM



RECENTLY RENOVATED TO A FABULOUS STANDARD, THIS TWO BEDROOM CHARACTER COTTAGE BENEFITS FROM A QUIET LOCATION, LOVELY REAR GARDEN AND FAR REACHING SCENIC VIEWS.
AVAILABLE MID JANUARY / UNFURNISHED / NO PETS / NO SMOKERS / BOND £1095 / ENERGY RATING C / COUNCIL TAX BAND A

PAISLEY
PROPERTIES

SUMMARY

LIVING KITCHEN 15'11" apx x 17'5" apx max

You enter the property through a white uPVC door into a lovely large open plan living kitchen which is flooded with natural light from windows to dual aspects, the front windows offer views out to the garden and stunning vista beyond. To one end of the room is the kitchen area which has been fitted with a range of pebble coloured base and wall units with timber effect worktops, white tiled splashbacks with contrasting grout and a stainless steel single bowl sink and drainer with mixer tap. Cooking facilities comprise of a four burner gas hob with concealed extractor fan over and an electric oven. There is space and plumbing for a washing machine and room for a tall fridge freezer too. The property's newly installed central heating boiler is neatly hidden in one of the cupboards. Beige ceramic tiles to the kitchen area provide a practical solution whilst there is grey carpet to the living area. beams and spotlights to the ceiling complete the room. Doors lead to the cellar steps and to the staircase which ascends to the first floor.



CELLAR

This useful cellar is accessed via a set of stone steps from the kitchen and provides a great space for storage, it has light and power.

FIRST FLOOR LANDING 8'7" apx x 6'7" apx max

A carpeted staircase with a white painted balustrade ascends from the living kitchen to the first floor landing which is incredibly spacious with two windows allowing natural light to cascade in and offering views over to the farm across the lane. A generous storage cupboard is built in over the stairs and there would be ample room to accommodate a desk for those wishing to work from home. The neutral décor continues throughout with white walls and grey carpet underfoot. Doors lead to the two bedrooms and house bathroom.



BEDROOM ONE 9'3" apx x 11'7" apx max

Enjoying far reaching views from its windows, this double bedroom is neutrally decorated with white walls and grey carpets. There is ample space for freestanding bedroom furniture. A door leads to the landing.



BEDROOM TWO 9'7" apx x 8'7" apx max

Again enjoying far reaching views from its front facing windows, this second bedroom is of a good size with ample space for freestanding bedroom furniture with neutrally decorated walls and grey carpet underfoot. A door leads to the landing.



HOUSE BATHROOM 5'6" x 9'3" max

This contemporary bathroom is fitted with a three piece white suite comprising of a pedestal wash basin with mixer tap, a low level W.C. and a bath with a mixer tap and thermostatic waterfall shower over and a protective glass screen. Grey tiles partially adorn the walls and there is grey wood effect vinyl flooring underfoot. A flush ceiling light fitting and a white heated towel radiator complete the scheme. Two obscure windows fitted with roller blinds allow natural light to enter and a door leads to the landing.



EXTERIOR

A path leads from the lane down the side of the property to the front and continues across the garden to the neighbouring property which is a holiday let and therefore not occupied all the time. The garden is of a good size and is mainly laid to lawn with a planted flower bed sitting in front of the house. Ample roadside parking is freely available on the lane.



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).

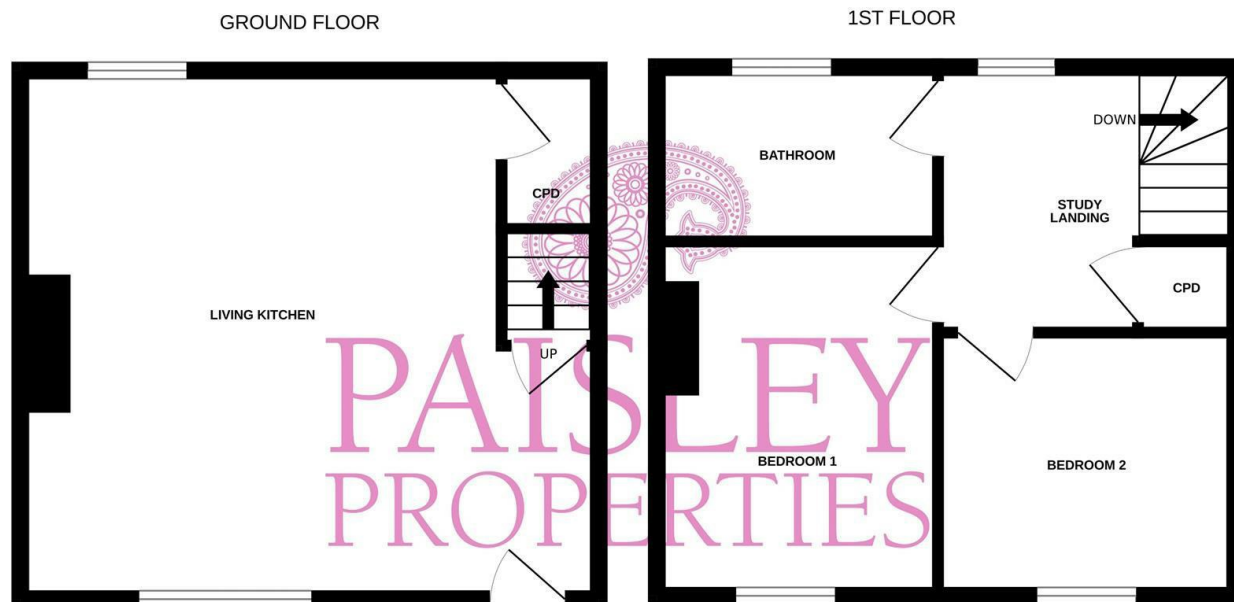
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We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

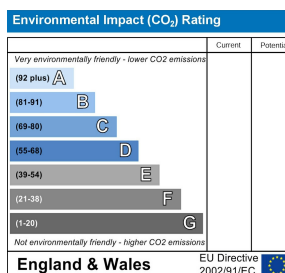
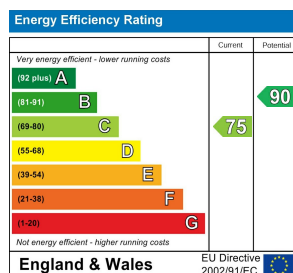
PAISLEY MORTGAGES

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.
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