

27 Darton Road,  
Cawthorne S75 4HR

PCM  
£800 PCM



THIS STUNNING ONE BEDROOM MID TERRACE PROPERTY INCLUDES A LOW MAINTENANCE GARDEN AND ON STREET PARKING.

AVAILABLE JANUARY 2026, UNFURNISHED, NO SMOKERS, BOND £920, ENERGY RATING: D, COUNCIL TAX BAND B

PAISLEY  
PROPERTIES



**LOUNGE 13'10" x 13'9" approx.**

Located to the front of the property, this good sized lounge has been decorated in earthy tones and has a lovely fresh feel about it. The room has wood effect laminate flooring, exposed timber beams and pendant lighting. The room benefits from a front facing window which floods the room with natural light and there is ample space to house free standing living room furniture. A door leads through to the kitchen and a door leading to the stairway.

**KITCHEN 12'7" (max) x 10'8" (max) approx.**

This bright modern kitchen has been finished to a high standard and features a variety of sage green wall and base units, wood block effect worktops with inset grey composite one and a half bowl sink with mixer tap over and integrated appliances including an electric oven, four ring electric hob and chrome extractor hood. There is space and plumbing for a washing machine and space for a tall fridge-freezer. The room is decorated in neutral tones, has tiled flooring, recessed spotlights and a door leads in to the living room and an external door leads out to the garden.

**STAIRS**

A carpeted staircase rises from the lounge to the first floor, where the neutral decor continues and a rear facing window gives views over the garden and countryside.

**BEDROOM 14'1" x 11'9" approx.**

Spanning almost the entire first floor, this wonderful room has ample space for freestanding bedroom furniture and features lovely high ceilings giving an open feel. The room benefits from a front facing window, wall mounted radiator, timber flooring and loft access hatch.



### **EN-SUITE SHOWER ROOM 7'7" x 7'4" approx.**

This modern en-suite shower room has been beautifully finished and features a large double walk in shower enclosure with chrome thermostatic bar shower, a modern low-flush toilet and pedestal hand wash basin with chrome taps. There is white tiling to the shower area, pale tiled flooring, chrome ladder style towel radiator and recessed spot lights. A door leads on to the landing.



### **GARDENS AND PARKING**

To the rear of the property is an enclosed garden with timber fencing giving the garden a lovely private feel. The low maintenance garden has a large patio area, perfect for alfresco dining and entertaining and has some established borders with plants and shrubs and there is ample space to house more pots if needed.

There is on street parking.



### **MARKETING**

Please note the property is currently tenanted and the marketing photographs were true and accurate prior to occupation in October 2024.



### **~ New Lettings Info ~**

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.

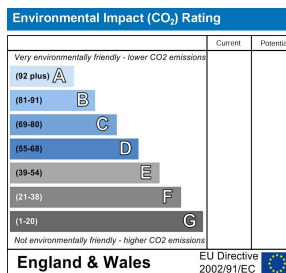
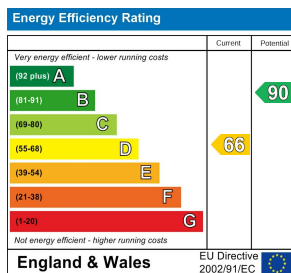
### **~ Paisley Properties ~**

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.

### **~ 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 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



[www.paisleyproperties.co.uk](http://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

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

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