

Bark House Lane,  
Cawthorne S75 4AS

PCM  
£1,800 PCM



THIS INCREDIBLE TWO BEDROOM SEMI DETACHED COTTAGE HAS BEEN FULLY RENOVATED TO AN EXCEPTIONAL STANDARD AND BOASTS SPACIOUS ACCOMODATION AND AN IDYLIC LOCATION AND COMES WITH A GARDEN AND PARKING.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO PETS OR SMOKERS / BOND: £2075 / ENERGY RATING: B / COUNCIL TAX BAND: TBC

PAISLEY  
PROPERTIES



## ENTRANCE HALL



You enter the property through a composite door into a spacious entrance hall. The room has stylish neutral decor and timber effect LVT flooring. An understairs cupboard provides practical storage and a staircase rises to the first floor landing. There is a door leading into the downstairs WC, a door to the kitchen and a third door leading to the second reception room.

## LIVING DINING KITCHEN



This dining kitchen is a blend of functionality and style, featuring exposed beams and sage green wood wall and base units complemented by wood effect work surfaces. A resin grey sink with drainer, electric oven and electric ceramic hob are integrated into the design. The kitchen offers ample space for a freestanding fridge, freezer, washing machine and dishwasher alongside plenty of space for a dining table. Dual aspect triple glazed windows create a light airy atmosphere whilst the timber flooring creates warmth. There is a door leading to the hallway and an aluminium triple glazed door leads to the back patio.



**SNUG/SITTING ROOM**



This room has elegant neutral décor, exposed ceiling beams and triple glazed windows allowing natural light to enter the space highlighting the timber flooring. An timber framed part glazed door leads to a stone flagged patio at the rear of the property.



## DOWNSTAIRS WC / UTILITY



This handy downstairs W.C / utility room houses a white hand wash basin with mixer tap and low level W.C. Space and plumbing for a washing machine is provided in this room alongside ample space for freestanding storage. The room is decorated in neutral tones and has timber effect LVT flooring and a door leads to the entrance hall.

## STORE

Conveniently placed downstairs this large storage space could alternatively make a study area or practical boot/coat room. A door leads to the entrance hall.

## FIRST FLOOR LANDING



Stairs ascend from the entrance hall to the first floor landing where there are doors leading to the two bedrooms, bathroom and eaves storage spaces. There is a spindled balustrade and carpet underfoot.

## BEDROOM ONE



Bedroom one is a generously sized rear facing double room boasting far reaching views across the countryside from the dual aspect windows. The room is decorated in neutral decor, there is a beautiful exposed beam to the ceiling adding character and a beige carpet underfoot. A door leads to the landing.

## BEDROOM TWO



This second well proportioned double bedroom is also tastefully decorated with plush carpeted flooring and has a rear facing window enjoying the same rural views as bedroom one. A door leads to the landing.



## HOUSE BATHROOM



Fitted with a brand new contemporary four piece suite including bath with mixer tap, a double shower cubicle with dual head mains fed shower and glazed screen, pedestal hand wash basin with mixer tap and low level W.C the room is partially clad with attractive PVC panels, has an exposed timber beam and spot lighting. Wood effect flooring and a door leading to the landing complete the room.

## GARDENS



This property sits in the most stunning location, positioned up a private lane surrounded by open fields. The gardens wrap around the property, with lawned areas engulfing the parking area and a private garden to the rear comprising of a lawn and stone flagged patio, perfect for outdoor furniture. From the garden you can truly enjoy your picturesque location.



## PARKING AREA



Up the lane, to the side of the property, is a good sized parking area with electric car charging point.

## FRONT AND VIEW



### **~ 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 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**

Paisley Properties 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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

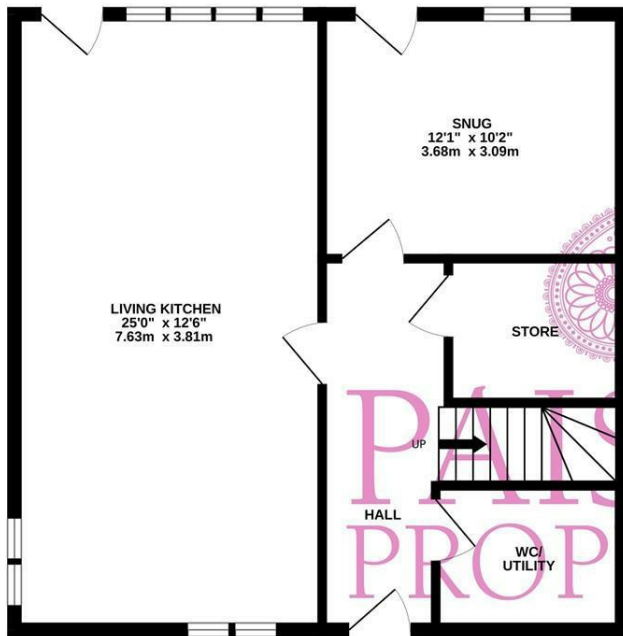
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **PAISLEY SURVEYORS**

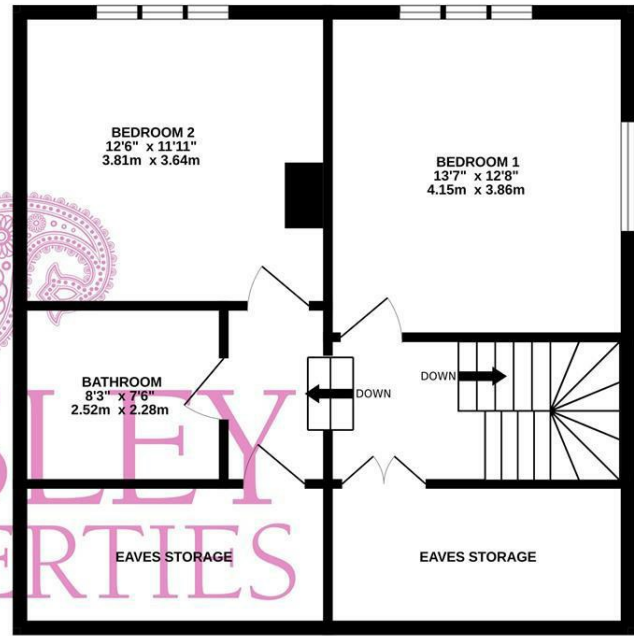
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more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



GROUND FLOOR



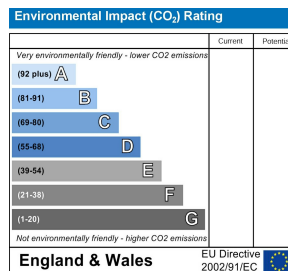
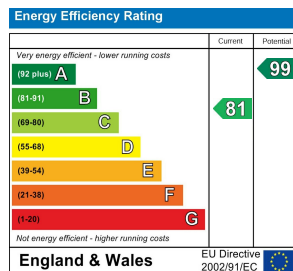
1ST FLOOR



## JOWETT FARMHOUSE

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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