

2 Lower Collier Fold,
Cawthorne S75 4HT

PCM
£1,250 PCM



SURPRISINGLY SPACIOUS THREE BEDROOM COTTAGE WITH MODERN FIXTURES AND FITTINGS, GOOD SIZED ENCLOSED REAR GARDEN, IN CENTRAL LOCATION IN THE VILLAGE OF CAWTHORNE.

AVAILABLE MID APRIL ON AN UNFURNISHED BASIS, NO PETS OR SMOKERS, BOND IS £1400, COUNCIL TAX BAND C, ENERGY RATING IS D66

PAISLEY
PROPERTIES

ENTRANCE PORCH

You enter the property through a part glazed timber door into the entrance porch where a further door leads into the kitchen

KITCHEN 13'1" x 11'8" approx.



The extremely spacious modern kitchen has been finished to a very 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. Integrated appliances include an electric oven, 4 ring electric hob and chrome extractor hood, dishwasher and there is space and plumbing for a dishwasher and space for a fridge-freezer. The room is decorated in neutral tones, has engineered timber flooring with recessed spotlighting and there is a handy breakfast bar with plenty of space for seating. Front facing windows give views over the lane and doors lead to the utility room, entrance porch and through to the lounge-diner

UTILITY ROOM + DOWNSTAIRS W.C. 7'6" x 7'5" (max) approx.



This good sized space is located directly off the kitchen and has the added benefit of a separate W.C. There is space and plumbing for a washing machine and storage by way of a kitchen unit with woodblock counter top, mirroring the kitchen. Doors lead to a handy storage cupboard on one side, and to the other is the downstairs W.C., which benefits from a pedestal handwash basin, low flush w.c and front facing obscure glazed window. The neutral decor from the kitchen continues in this space and there is pale tiled flooring, recessed spotlights and wall mounted radiators.

LOUNGE DINER 22'2" x 10'9" approx.



Spanning the depth of the property, this good sized lounge-diner has been decorated in earthy tones and has a lovely fresh feel about it. The room has engineered timber flooring, pendant lighting and benefits from a rear facing window and fully glazed door, which floods the room with natural light. There is ample space to house free standing living room furniture to one side and dining furniture to the other.

STAIRS AND FIRST FLOOR LANDING



Stairs ascend from the kitchen to the the first floor landing where doors lead to the 3 bedrooms and bathroom. The neutral decor continues from downstairs and the timber flooring give it a quality feel.

BEDROOM ONE 12'11" x 10'9" approx.



Located at the front of the property, this good sized double bedroom has ample space for freestanding bedroom furniture and features pale decor giving an open feel to the space. The room benefits from a front facing window with views over the lane, has engineered timber flooring, pendant lighting and a door leads to landing.

BEDROOM TWO 12'11" x 10'9" approx.



This second double bedroom is located at the rear of the property and benefits from lovely views over the garden and beyond.. The room is decorated in neutral tones, has pendant lighting, timber flooring and a rear facing window.

BEDROOM THREE 8'6" x 7'5" approx.



This single bedroom is located at the rear of the house and has views over the garden from the window. The neutral decor, timber flooring continue in here and the space would be ideal as a dressing room, study, office space or store.

BATHROOM 9'7" x 6'11" approx.



This well equipped modern bathroom has been finished to an extremely high standard and features a four piece suite consisting of a panelled bath with chrome mixer taps, large double walk in shower enclosure with chrome thermostatic bar shower, a modern low-flush toilet and pedestal handwash basin with chrome taps. There is white tiling to the shower area, tiled flooring, a chrome ladder style towel radiator, recessed spot lights and a front facing obscure glazed window.

GARDENS



This well maintained garden is fully enclosed with high level timber fencing on all sides, giving the space a lovely private feel. There is a large stone flagged patio area adjacent to the property, which would house a few pieces of garden furniture and would be great for alfresco dining and entertaining. There is a further timber decked area towards the rear of the garden, giving the occupier the ability to have two seating areas. The space also benefits from two large semi-circular plants beds with some established bushes, plants and shrubs and there is a handy timber storage shed at the rear of the garden.

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.

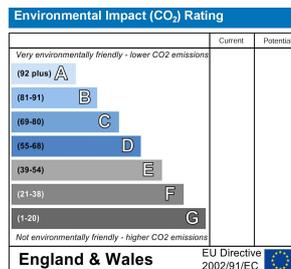
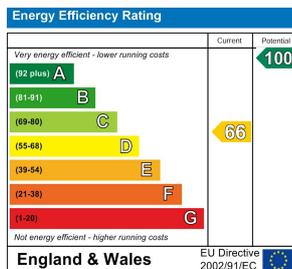
PAISLEY MORTGAGES

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. *

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.



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

