

7 Dearne Street,  
Darton S75 5HL

PCM  
£695 PCM



THIS THREE BEDROOM TERRACED HOUSE BOASTS SPACIOUS LIVING  
ACCOMMODATION WITH FRESH NEUTRAL DECORATION THROUGHOUT.

AVAILABLE NOW, UNFURNISHED, NO PETS, NO SMOKERS, BOND £800, COUNCIL TAX  
BAND A, EPC RATING - D

PAISLEY  
PROPERTIES

Situated on the outskirts of the popular village of Darton, this surprisingly spacious mid terrace property briefly comprises:- generous lounge, contemporary kitchen with dining space, ground floor bathroom and three first floor bedrooms. To the rear of the property is a fully enclosed low maintenance garden with two stone flagged patio areas perfect for entertaining guests or sitting out and large borders just waiting for plants or vegetables. Darton has a range of local amenities close by, including shops, pubs, bars, restaurants, post office and has fantastic commuter links to the M1.

### **LOUNGE**

You enter the property through a part glazed uPVC door into the welcoming lounge. The room benefits from a front facing uPVC window that fills the room with natural light and quirky alcoves offer the room some extra character. There is plenty of space for freestanding lounge furniture and there is additional storage beneath the stairs that could be used for household items. Doors lead to the ascending staircase and breakfast kitchen.

### **BREAKFAST KITCHEN**

This stylish breakfast kitchen is fitted with a range of wood effect wall and base units, with contrasting roll top work surfaces and a 50/50 sink and drainer with mixer tap over. There is space and plumbing for a washing machine and space for a freestanding cooker and fridge freezer. To one side of the room there is room for a small dining table or breakfast bar, and the room benefits from neutral decor, tiled flooring and a rear facing uPVC window. Doors lead to the lounge, bathroom and rear garden.

### **HOUSE BATHROOM**

Located to the rear of the property and on the ground floor, is this modern house bathroom. Fitted with a three piece suite including a bath with side panel and thermostatic bar shower over, a pedestal hand wash basin and low rise w.c. The room is fully wall tiled with attractive modern tiles and larger tiles to the floor completes the look. An obscured glazed window floods the room with light and a door leads through to the kitchen.

### **FIRST FLOOR LANDING**

A staircase ascends to the first floor landing, with doors leading to the three bedrooms.

### **BEDROOM ONE**

Situated to the front of the property, this generously sized master bedroom is decorated in neutral tones and has ample space for multiple pieces of freestanding bedroom furniture including wardrobes and drawers. Underfoot the floor is carpeted and the room benefits from pendant lighting, a front facing uPVC window and a door leads through to the landing.

### **BEDROOM TWO**

Another great sized bedroom this time positioned to the rear of the property, has views over the garden from its large uPVC window. There is neutral decor, space for freestanding bedroom furniture, carpeted floor underfoot and a door leads to the landing.

### **BEDROOM THREE**

This charming single bedroom has a large rear facing uPVC window and would easily make a great home office, nursery or dressing area. There room is neutrally decorated, has pendant lighting, carpeted flooring and a door leads to the landing.

### **REAR GARDEN**

To the rear of the property is this lovely enclosed garden which has a pathway that sweeps up through the centre and leads to a gate which allows access to the rear garden from outside. There are large flower beds either side of the path, suitable for planting shrubs or growing vegetables and stone flagged patio's are perfect for al fresco dining or entertaining.

### **~ 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.

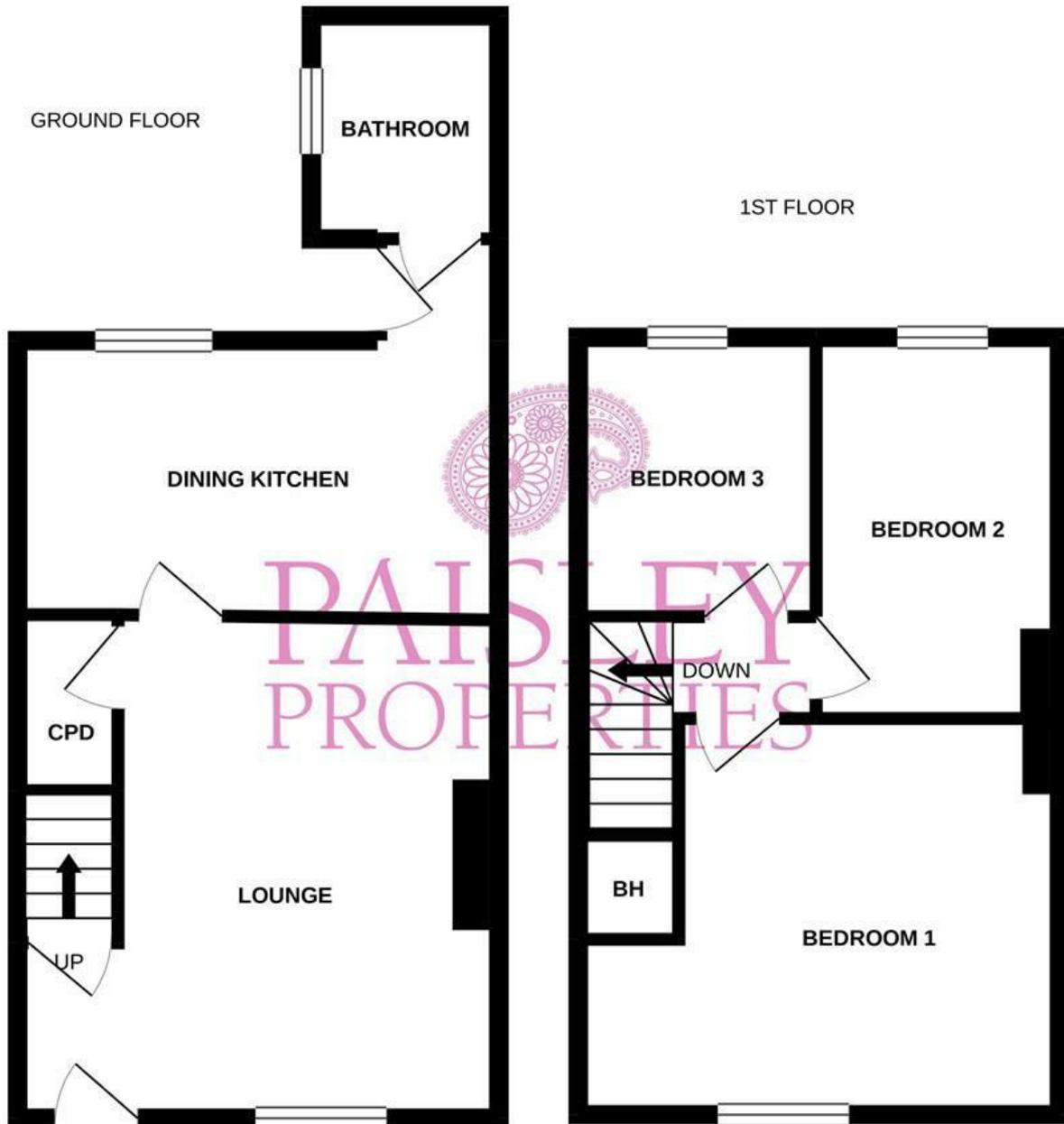
### **~ Paisley Properties ~**

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 ~**

Harry Mason 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 Harry, 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. \*



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		67	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

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