

132 Dearne Hall Road,  
Barugh Green S75 1LX

PCM  
£910 PCM



MAGNIFICENTLY PRESENTED CHARACTER PROPERTY, RECENTLY REFURBISHED TO A HIGH STANDARD AND HAVING THREE DOUBLE BEDROOMS. THIS SIZEABLE COTTAGE HAS A STONE FIREPLACE IN THE LOUNGE, A KITCHEN DINER WITH INTEGRAL APPLIANCES, MODERN SHOWER ROOM AND OFF ROAD PARKING. AVAILABLE EARLY SEPTEMBER, UNFURNISHED, NO PETS, NO SMOKERS, BOND £1050, COUNCIL TAX BAND A, ENERGY RATING C

PAISLEY  
PROPERTIES



## ENTRANCE

You enter the property through a part glazed Upvc door into the lobby with engineered walnut flooring, which continues into the lounge, stairs leading to the first floor and pendant lighting with a contemporary bulb. An internal door leads to the lounge.



## LOUNGE 14'4" max x 14'0" max

Delightful room, full of character, having a stone fireplace with exposed stones recesses, engineered walnut flooring, wall lights, uPVC double glazed window to the front and double radiator. There is pendant lighting with a contemporary bulb and internal doors lead to the cellar, kitchen and lobby.





### **KITCHEN DINER 17'2" x 8'9"**

Another stunning and sizeable room with the kitchen having a range of grey matt wall and base units, complimentary marble effect rolled worktops and inset composite sink with mixer tap and pull out hose. There are numerous integral Bosch appliances including an upright fridge freezer, dishwasher, washing machine, eye level oven and microwave and an induction hob with stainless steel extractor hood over. There are marble effect splashbacks matching the worktop, a tiled floor, uPVC double glazed window to the rear, external uPVC door leading to the rear, plenty of dining space, the floors are beautifully tiled, there is a central heating radiator, strategically located spotlights (with dimmer switches) and a door leading to the rear garden / outdoor space. An internal door leads to the lounge.





## **LANDING**

Stairs ascend from the lobby to this long landing which has a fitted carpet, wall lights and spotlight. Internal doors lead to all bedrooms and the shower room.





### **BEDROOM ONE 17'3" x 8'11"**

Generously proportioned double bedroom located at the rear of the property and featuring a stylish new carpet with thick underlay, symmetrical spot lighting, central heating radiator and uPVC double glazed window overlooking the rear of the property. There are numerous power sockets, SKY and TV points and an internal door leads to the landing.





### **BEDROOM TWO 10'10" x 9'0"**

Another good-sized double bedroom featuring grey carpets with thick underlay, symmetrical spot lighting and a central heating radiator. There is a uPVC double glazed window to the front and an internal door leads to the landing.



### **BEDROOM THREE 11'6" x 8'8"**

Third excellent double bedrooms again with matching carpets and underlay to the other two double bedrooms and having single wall mounted radiator. There is a uPVC double glazed window to the rear and an internal door leads to the landing.



### **SHOWER ROOM 8'9" x 7'10"**

Fantastic stylish and refurbished shower room having a double shower enclosure with black overhead rain shower head plus hose, vanity wash basin with black mixer tap and storage under and twin flush low level WC. The floors and walls are fully tiled in matching colours there is a black towel ladder radiator and a uPVC double glazed window with obscure glass. There is inset ceiling lighting, an extractor fan and black shaver socket. An internal door leads to the landing.





### **EXTERNALLY**

There is off road parking to the front with an enclosed patio immediately outside the front door. To the rear, there is a shared patio and shared communal garden area.





### **~ 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 ~**

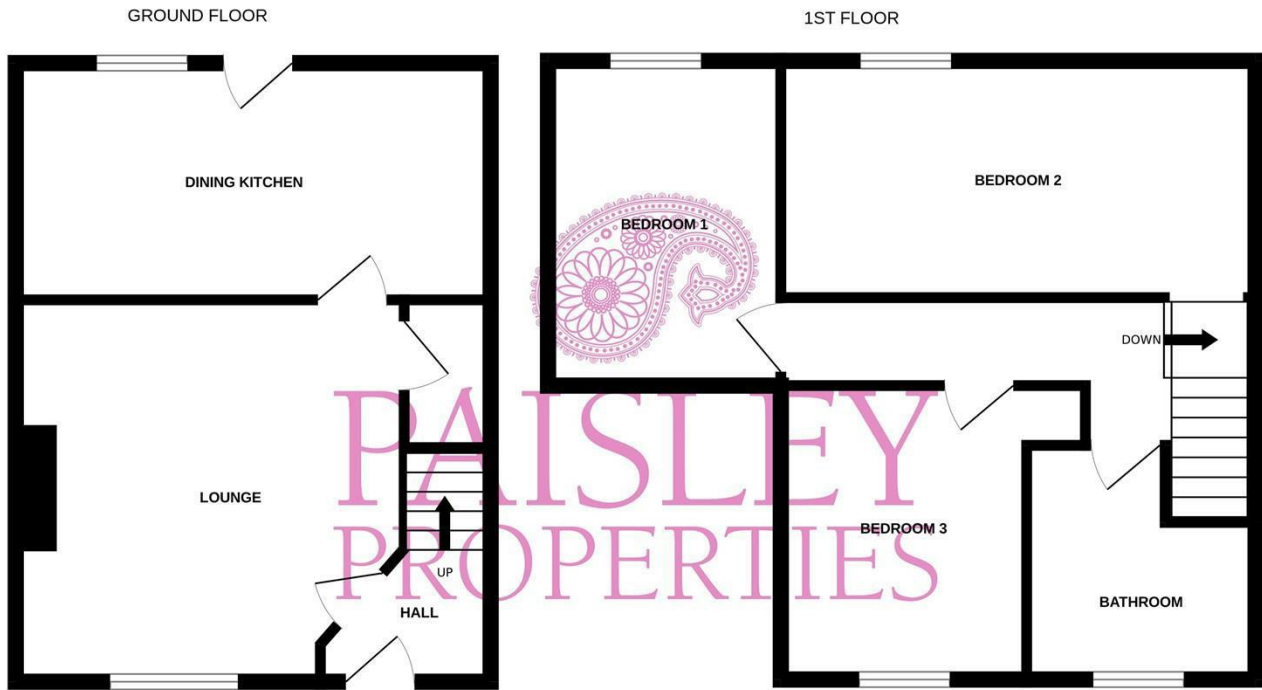
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

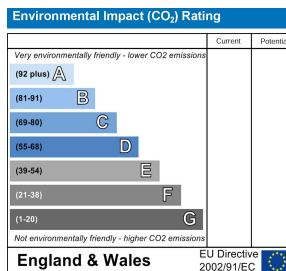
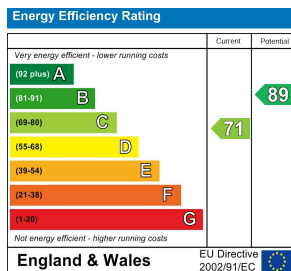
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*





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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