

9 Maltkiln Row,
Cawthorne S75 4HH

PCM
£1,050 PCM



FANTASTICALLY RENOVATED COTTAGE SET IN A BEAUTIFUL LOCATION, WITH TWO DOUBLE BEDROOMS, REAR PATIO AND GARAGE FOR A SMALL CAR.

AVAILABLE APRIL 2025 / UNFURNISHED / NO PETS / NO SMOKERS / BOND £1210 / ENERGY RATING C / COUNCIL TAX BAND TBC

PAISLEY
PROPERTIES

LIVING ROOM

Upon entering the property, you are welcomed into a spacious lounge through an aluminium door. This room has stylish neutral décor, triple glazed windows allowing natural light to enter the space highlighting the timber flooring. An understairs cupboard provides practical storage and a stair case rises to the first floor. An archway leads from the lounge in to the kitchen.



KITCHEN

The dining kitchen is a blend of functionality and style, featuring 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 in to the design. The kitchen offers ample space for 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. An aluminium triple glazed door leads to the back patio.



BEDROOM ONE

Bedroom one is a generous sized double room boasting timber flooring, natural décor and a triple glazed window with views across Cawthorne. A door leads on to the landing.



BEDROOM TWO

Bedroom two is another good sized double bedroom, an aluminium window allows natural light to fill the space highlighting the neutral décor and timber flooring. A door leads to the landing.



FAMILY BATHROOM

The newly fitted bathroom offers a four piece suite. It includes a bath, separate shower cubicle, hand wash basin with mixer tap and a low level W.C. The room is partially tiled and features downlighting, a triple glazed window, tiled flooring and a chrome heated towel rail. A door leads to the landing.



EXTERNAL

Externally the property benefits from a patio area ideal for garden furniture. There is a single garage for securely parking a vehicle.

~ 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 Mortgages ~

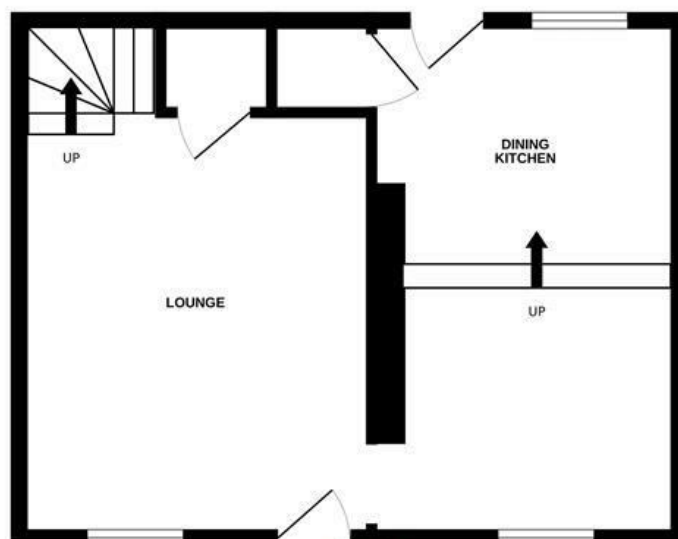
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. *

~ 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.

GROUND FLOOR





1ST FLOOR



9 MALKIN ROW

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) A			91
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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