

3 Chapel Court, Cumberworth Lane,  
Denby Dale HD8 8RU

£775 PCM



ENJOYING AN ELEVATED POSITION WITH STUNNING VIEWS OVER DENBY DALE AND BEYOND, THIS BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE PROPERTY HAS A LOVELY ENCLOSED REAR GARDEN AND BENEFITS FROM OFF ROAD PARKING, SINGLE GARAGE AND A CENTRAL VILLAGE LOCATION.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO PETS OR SMOKERS / LONG TERM LET PREFERRED / BOND IS £890 / EPC IS C69 / COUNCIL TAX BAND A

PAISLEY  
PROPERTIES

This attractive property has just been decorated throughout and is perfectly located only a short distance away from the village centre and all its amenities and briefly comprises entrance hall, lounge, modern kitchen, two bedrooms and a contemporary bathroom. There are lovely gardens to the front and private rear garden with decking and lawn, garage and off road parking. Denby Dale has a good selection of shops, pubs and restaurants, nursery and primary school alongside excellent commuter links to neighbouring towns and cities including a good bus service, village train station and excellent links to the M1 motorway.

### **ENTRANCE HALL**

You enter the property through a uPVC part glazed door into the entrance hall which has new coir matting and provides storage for coats and shoes. An open wooden staircase ascends to the first floor landing and the entrance hall opens up into the lounge.

### **LOUNGE (14'10" approx x 11'8" approx)**

This good sized room is nicely presented in neutral tones with new carpet continuing from the entrance hall and a window overlooks the front of the property. Having an electric fire with an attractive wood surround and tiled hearth, there is ample room for free standing furniture. There is a window sized opening which looks through to the kitchen allowing further natural light into the room and a door leads into the kitchen.



### **DINING KITCHEN (11'8" approx x 8'10" approx)**

This lovely, modern kitchen has been fitted with a range of wood effect oak, shaker style wall and base units, complimentary roll top work surfaces, tiled splash backs and a modern black composite sink with drainer and mixer tap. There is a fitted electric oven with extractor hood over, four ring gas hob, an integrated fridge freezer and a washing machine. This well designed kitchen has black slate effect laminate flooring, spotlighting and the property's central heating boiler is neatly housed in one of the wall units. The room is filled with natural light from the window which gives a lovely view of the rear garden and there is also a uPVC part glazed door to the rear of the kitchen which leads out to the garden. A door leads through to the lounge.



## FIRST FLOOR LANDING

From the lounge, stairs ascend to the first floor landing which has doors leading to the two bedrooms, bathroom and storage cupboard. There is an access hatch to the part boarded loft which has power and provides a good storage area.



## BEDROOM ONE (11'5" approx x 8'5" approx)

Situated to the front of the property this good sized double bedroom is tastefully presented in neutral tones and has a walk-in wardrobe with ample space for additional free standing furniture. Due to the elevated position of the house, there is a fantastic view from the front facing window over the roof tops of Denby Dale to the countryside beyond. A door leads onto the first floor landing.



## BEDROOM TWO (12'4" max x 5'10" max)

This good sized single bedroom is positioned to the rear of the property and has neutral decor and enjoys a pleasant view over the rear garden from its window. With space for free standing furniture, a door leads onto the landing.



### **BATHROOM (9'1" max - over bath x 5'5" max)**

Having recently been refurbished, this beautifully presented, contemporary bathroom has a three piece white suite which includes a 'P' shaped bath with electric shower over and curved shower screen, low level W/C and pedestal hand wash basin. The bathroom has fully tiled walls and tiled flooring, a heated towel rail and an obscure glazed window to the rear. A door leads onto the first floor landing.



### **AIRING CUPBOARD**

This offers useful storage.

### **GARAGE AND PARKING**

The property has a single garage with off road parking in front.

### **GARDENS**

To the front of the property is a lawned area with flower beds. A path leads to the front door and there is a very handy storage cupboard attached to the house. To the rear of the property there is a fully enclosed, private garden with well planted borders and boundary fencing. Having a fantastic decked seating area, stepping stones form a path across the grass to the end of the garden where there is a paved seating area and a gate provides access to a communal footpath giving a useful alternative access to the back 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 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.

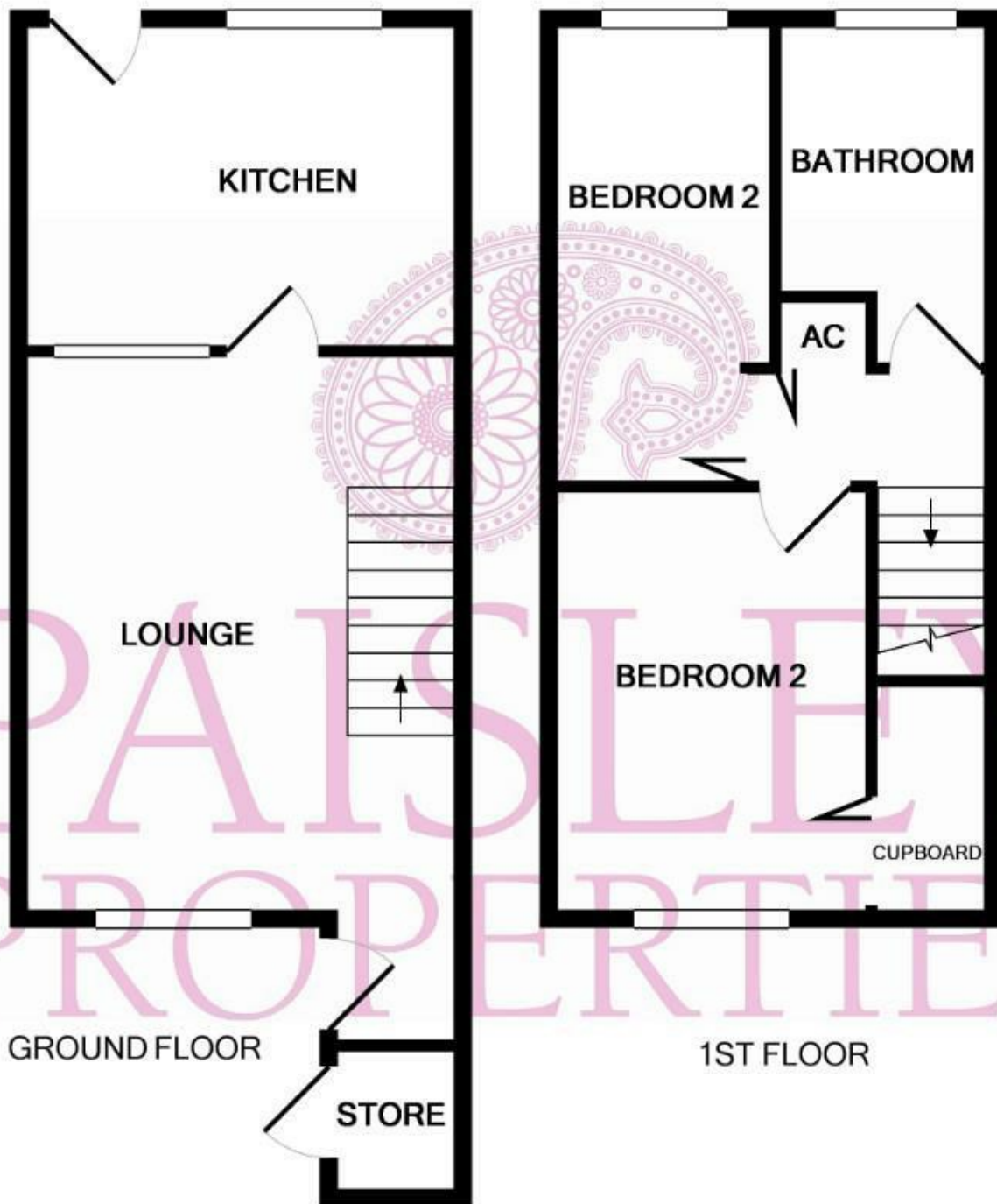
## **PAISLEY MORTGAGES**

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

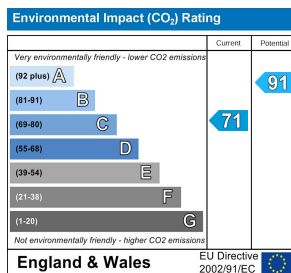
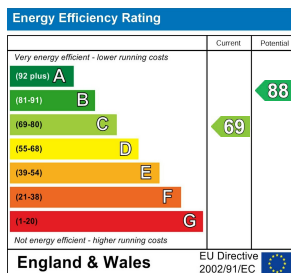
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.



Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2019



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

