

5 Brook Houses,
Cawthorne, Barnsley S75 4EZ

PCM
£1,250 PCM



THIS IS A BEAUTIFULLY RENOVATED COTTAGE SET IN A FANTASTIC LOCATION, WITH TWO DOUBLE BEDROOMS, SIDE GARDEN AND PARKING FOR TWO VEHICLES.

AVAILABLE SEPTEMBER 2025 / UNFURNISHED / NO PETS / NO SMOKERS / BOND £1440 / ENERGY RATING C / COUNCIL TAX BAND TBC

PAISLEY
PROPERTIES

KITCHEN 17'3" x 9'6"

You enter the property through an aluminium door into the dining kitchen which 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. A door leads through to the lounge.



LOUNGE 14'9" to stairs x 12'5"

A door leads from the kitchen into a good sized lounge. This room has stylish neutral décor, dual aspect triple glazed windows allowing natural light to enter the space and highlighting the wood effect LVT flooring. An understairs cupboard provides practical storage and a stair case rises to the first floor. A door leads from the lounge into the kitchen and an external aluminium glazed door provides access to the rear of the property.



FIRST FLOOR LANDING

Stairs rise from the lounge to the first floor landing where there are doors leading to the two bedrooms and house bathroom.

BEDROOM ONE 14'5" plus recess x 9'6"

Bedroom one is a generous sized double room boasting exposed beams, natural décor and a triple glazed window with a view to the front of the property. A door leads on to the landing.



BEDROOM TWO 10'9" x 9'6"

Another good sized double bedroom, this sits to the rear of the property with a large triple glazed window allowing natural light to fill the space and complementing the neutral décor. A door leads to the landing.



BATHROOM 13'5" x 6'2"

This newly fitted bathroom comprises of a four piece white 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 frosted window, wood effect LVT flooring and a chrome heated towel rail. A door leads to the landing.



GARDEN / PARKING

To the side of the property is a newly surfaced driveway providing off road parking for two vehicles. A stone flagged path leads from the front of the property to the rear, there is an L shaped garden which will be seeded with grass seed, and an attractive dry stone wall forms a boundary. There will be a boundary hedge planted between the properties increasing privacy.



~ 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 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 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



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		79	84
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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