

Rose Cottage Darton Road,
Cawthorne S75 4HU

OFFERS AROUND
£650,000



POSITIONED IN THE DESIREABLE VILLAGE OF CAWTHORNE IS THIS SUPERB THREE BEDROOM SEMI-DETACHED COTTAGE OFFERING A GENEROUS AMOUNT OF SPACE, FANTASTIC REAR GARDEN SPACE WITH FAR REACHING VIEWS, OFF ROAD PARKING AND DETACHED SINGLE GARAGE

FREEHOLD / COUNCIL TAX BAND: F / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a solid timber door into the spacious entrance hallway where there is room to remove and store coats and shoes. The space is decorated in neutral tones, has carpeted flooring, pendant lighting and doors lead through to the lounge, rear hallway and is open to the sitting room.



LOUNGE 16'9" x 12'8" approx

The good sized room is located at the front of the property and has dual aspect windows allowing light to flood into the space. The room is decorated in neutral tones, has carpeted flooring, wall and pendant lighting and a there is fireplace with stone hearth and timber mantle with space for an open fire. to be fitted. The room has low ceilings creating a wonderful cosy space, exposed beams and a door leads to the entrance.



SITTING ROOM 16'2" x 12'11" approx.

This good sized second lounge/sitting room is also positioned to the front of the property and features a large brick and stone built fireplace creating a lovely focal point to the room and just waiting for a wood burning stove to be fitted. The room has exposed stonework to one wall, timber beams, pendant lighting and carpeted flooring and the neutral tones continue throughout the ground floor into here. Open flat archways lead to the study area and back to the entrance hall.



STUDY AREA 8'1" x 7'11" approx.

Located at the back of the sitting room and having views over the garden from the glass door and rear window, this space would make a great study, reading room or music area. There are exposed stone walls, timber beams, pale decor, carpeted flooring and doors leads out to the garden and rear hallway.



REAR HALLWAY

Serving a number of rooms at the back of the house, this space has tiled flooring, pale decor and wall mounted radiator.

DOWNSTAIRS W.C & PANTRY 4'3" x 2'11" / 6'11" x 3'11" approx

This handy addition to the property features a low flush toilet and wall mounted sink and is positioned to be easily accessible for most rooms on the ground floor. The room has been decorated in neutral tones, has wood panelling to the wall and features a rear facing window. The pantry has tiled flooring, plumbing for a washing machine, space for a tall fridge freezer and plenty of shelving for household items.



DINING KITCHEN 15'1" x 12'2" approx

This good sized dining kitchen is positioned to the rear of the property and is a lovely size to be able to accommodate a large dining table and chairs and still have plenty of space for additional freestanding furniture. The kitchen features shaker style cupboards and has marble effect rolltop worksurfaces with matching upstands and an inset composite sink and drainer with a chrome mixer tap. Integrated appliances include a freestanding double oven with hob over and the room is complete with tiled flooring, exposed timber beams, pendant lighting and neutral decor. Dual aspect windows flood the room with natural light and views over the garden and doors lead out to the driveway and to the rear hallway.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing where doors lead to the three bedrooms and house bathroom.



BEDROOM ONE 16'6" x 12'9" approx

This good sized master bedroom spans the depth of the property and has access to the eaves, giving handy additional storage. The room has a large brick built chimney running through it, highlighting the original construction and exposed timber beams and tall ceiling highlight the lovely original features. The room is decorated in neutral tones, has carpeted flooring, pendant lighting and doors lead to the landing and eaves storage.



BEDROOM TWO 13'4" x 9'4" approx

This good sized double bedroom is positioned to the front of the property and has dual aspect windows, giving views over the driveway and village. The bedroom has plenty of space for freestanding bedroom furniture and has exposed beams, carpeted flooring and pendant lighting.



BEDROOM THREE 10'4" x 7'1" approx

This good sized single bedroom is positioned to the rear of the property and has access to large eaves storage through a timber doorway. The room would be great as a child's bedroom, but could equally lend itself to being a study space, a dressing room or additional storage space. A side facing window gives views over the village and door leads back to the landing.



BATHROOM 9'1" x 6'5" approx

This spacious bathroom is positioned in the middle of the landing giving equal access to all the bedrooms. The bathroom features a white three piece suite consisting of a panelled bath with chrome taps and thermostatic shower over, pedestal handwash basin and low flush toilet. The room is partially tiled, has vinyl flooring, dome lighting and a front facing obscure glazed window.



GARDENS & PARKING

The outside space is where this property really shines and has to be seen to be fully appreciated. The rear garden consists of a large lawn stretching to around 100ft and is enclosed by high level timber fencing, stone walls and features an abundance of plant beds with established plants, shrubs and trees. At the end of the garden is space for a good sized summer house, shed, or bar and has uninterrupted far reaching views across fields and woodlands. The garden also has stone flagged pathways, and a large area that can easily house a large greenhouse. A side gate gives access to the driveway and garage.

To the side of the property is a gated driveway with space for 2 vehicles and access to the property via a timber door into the kitchen. At the back of the driveway is the detached single garage, with power, light and timber doors.



AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

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.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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.

MATERIAL INFORMATION

UTILITIES:

*Water supply & Sewerage- Mains water supply and drainage

*Electricity & Gas Supply - Mains fed

*Heating Source - combi boiler with radiators in each room.

*Broadband & Mobile - Fibre available in the village, mobile signal is poor

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

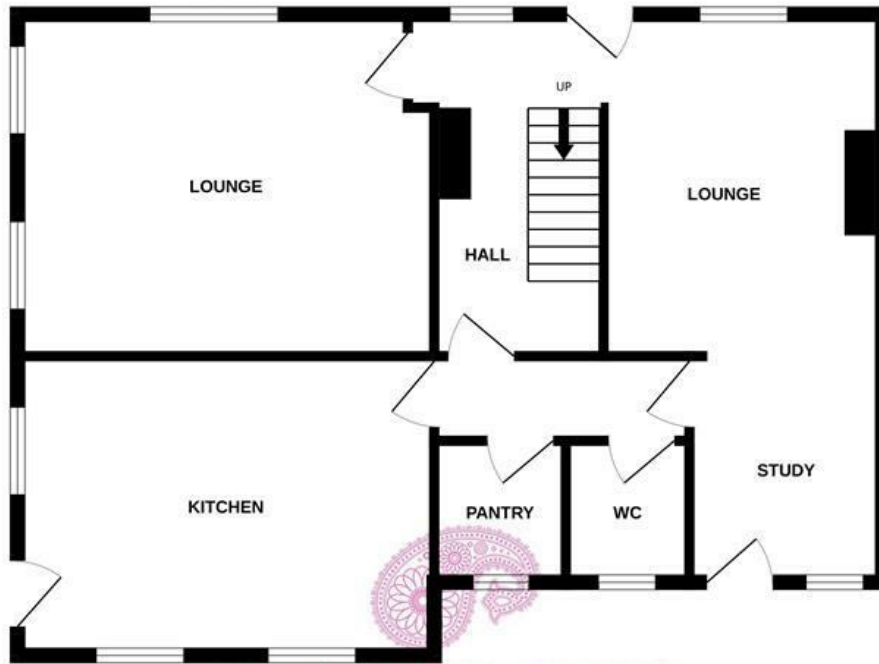
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

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

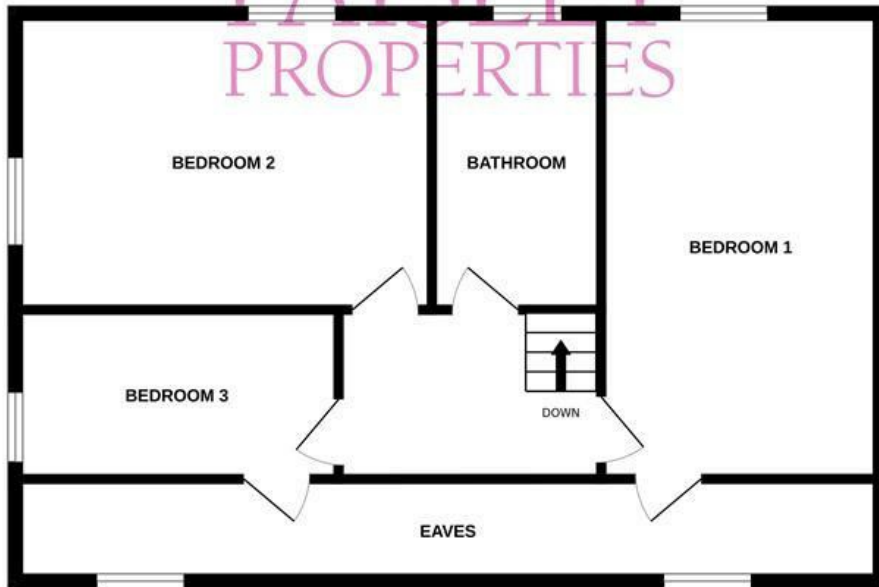
PAISLEY SURVEYORS

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.

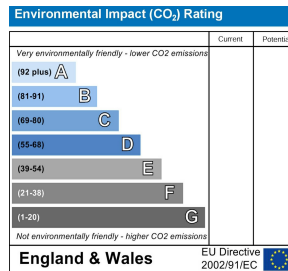
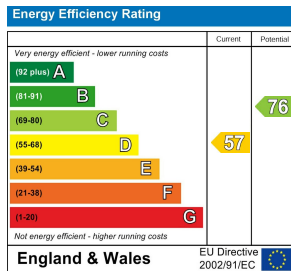
GROUND FLOOR



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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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

