

38 Bluehills Lane,
Lower Cumberworth HD8 8RQ

PCM
£1,200 PCM



SUBSTANTIAL 4 BEDROOM FAMILY HOME SET OVER THREE FLOORS, WITH SPACIOUS LIVING ACCOMMODATION ENCLOSED SOUTH FACING REAR GARDEN, INTEGRAL GARAGE AND OFF ROAD PARKING. LOCATED IN A QUIET MODERN DEVELOPMENT IN LOWER CUMBERWORTH.

AVAILABLE LATE JULY / UNFURNISHED / NO PETS / NO SMOKERS / BOND £1375 / COUNCIL TAX BAND D / EPC IS tbc

PAISLEY
PROPERTIES

This superb four bedroom home is laid out over three floors and has spacious rooms throughout alongside enjoying a sought after position within the popular Bromley Park development. Currently undergoing a redecoration and having some new floorings fitted, the property briefly comprises: entrance hall, open plan dining kitchen with patio doors onto the garden, ground floor W.C, large L shaped first floor living room enjoying two Juliette balconies, master bedroom with en-suite, three good size second floor bedrooms and contemporary house bathroom. There is a single integral garage, parking to the front and a lawned rear garden. Bromley Park has a charming children's playground and sizeable open green space creating a lovely place for kids to play, and Denby Dale train station is only moments away with links directly into Huddersfield, Barnsley and Sheffield. Lower Cumberworth has a well-regarded local pub and there is an excellent selection of amenities in the adjoining village of Denby Dale.

ENTRANCE HALL

You enter the property through a uPVC door into the welcoming entrance hallway which offers room to remove outdoor coats and shoes, and a useful under stairs cupboard provides storage. There is pale wood effect laminate flooring and doors which lead to the downstairs W.C, storage cupboard, dining kitchen and garage. A staircase ascends to the first floor landing.

DOWNSTAIRS W.C 2'9" x 5'11" approx

Fitted with a white wall mounted corner hand wash basin and low level W.C this handy W.C/cloakroom has pale wood effect laminate flooring and a door which leads to the hallway.



DINING KITCHEN 16'7" x 10'9" approx

This stylish dining kitchen has been re-designed to create a light and airy, open space. The kitchen includes white wall and base units, wood effect roll top work surfaces, tiled splash backs, stainless steel sink and drainer, double wall mounted oven, hob with extractor fan over, integrated fridge, freezer, dishwasher and washing machine. There is ample space for a dining table and chairs and it has French patio doors which open onto the garden and pale wood effect laminate which continues through from the hallway. A part glazed door leads to the hall.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has doors leading to the living room and master bedroom. A second staircase ascends to the second floor landing.



LIVING ROOM 16'7" x 14'7" (max) approx

This generously sized L shaped living room offers plenty of flexibility for furniture and could easily accommodate lounge and dining furniture if needed. The room is tastefully decorated with neutral carpeted flooring, has two front facing patio doors with Juliet balconies which provide lovely views over the park and flood the room with natural light. A door lead to the first floor landing.



MASTER BEDROOM 11'5" x 13'5" approx

Positioned to the rear of the property this spacious double bedroom allows ample room for free-standing bedroom furniture and is decorated in neutral tones. There is a rear facing window with far reaching views over the rooftops towards the viaduct, carpeted flooring and doors which lead to the en-suite and landing.

EN-SUITE SHOWER ROOM 4'9" x 8'3" approx

Fitted with a modern three piece suite including double shower cubicle, pedestal hand wash basin and low level W.C the room is partially tiled, has a rear facing obscure glazed window, vinyl flooring and a door which leads to the master bedroom.



SECOND FLOOR LANDING

Stairs ascend from the first floor landing which has doors leading to the three bedrooms, house bathroom and airing cupboard.

BEDROOM TWO 10'2" x 14'3" approx

This large double bedroom is located to the back of the house with the same lovely views as the master bedroom from its rear facing window. There is carpeted flooring and a door which leads to the landing.

BEDROOM THREE 9'1" x 13'9" approx

Another good sized double room, which sits to the front of the property, this space feels nice and bright and has a front facing window overlooking the park and beyond. Again there is carpet to the floor and a door which leads to the landing.

BEDROOM FOUR 7'2" x 11'1" approx

This single room would make a fantastic child's room, home office or hobby room and benefits from a large built in storage cupboard. With a front facing window, carpeted flooring and door which leads to the landing.



HOUSE BATHROOM 6'1" x 8'3" approx

This contemporary bathroom is fitted with a three piece white suite including bath with shower over, pedestal hand wash basin, low level W.C and decorative white wall tiles. There is a rear facing obscure glazed window, heated towel rail, vinyl flooring and door which leads to the second floor landing.



GARAGE AND PARKING 8'9" x 16'11" approx

The single integral garage has an up and over door, light and power. There is off road parking in front of the garage on the property's driveway.

GARDENS

To the front of the house is a garden area with shrubs and plants and at the rear there is a fully enclosed, south facing, lawned garden. There is an access gate at the bottom of the 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 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).

MATERIAL INFORMATION

UTILITIES:

*Water supply & Sewerage - Mains fed water supply, with mains sewerage

*Electricity & Gas Supply - Mains fed electric and gas.

*Heating Source - Gas central heating combi boiler, with radiators in each room

*Broadband - Fibre to the cabinet (FTTC) is currently available at the property

*Mobile signal - A good indoor and outdoor mobile phone signal is showing as available for all major networks, via <https://www.signalchecker.co.uk/>. You are advised to check with your own mobile phone provider and also at the property itself.

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.

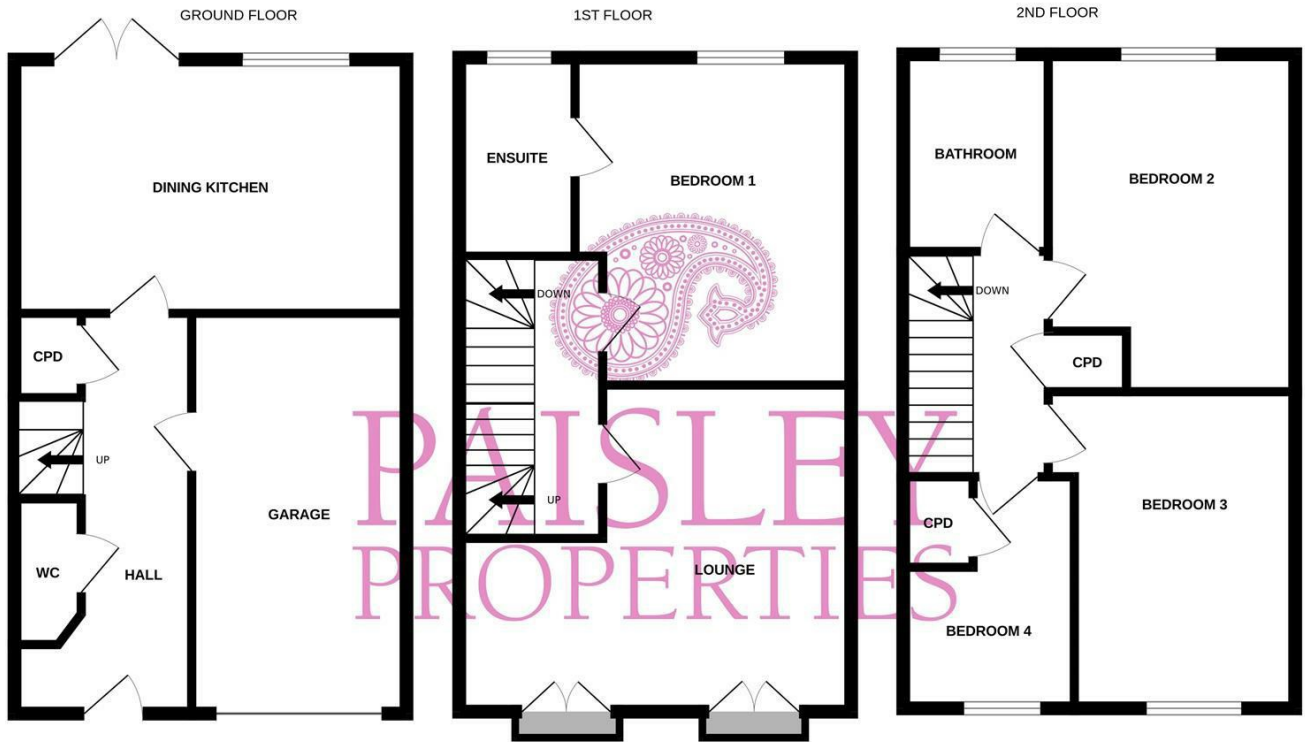
PAISLEY MORTGAGES

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.

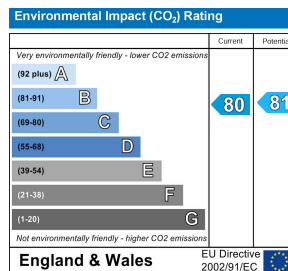
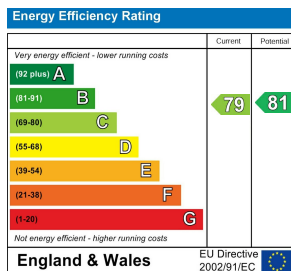
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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