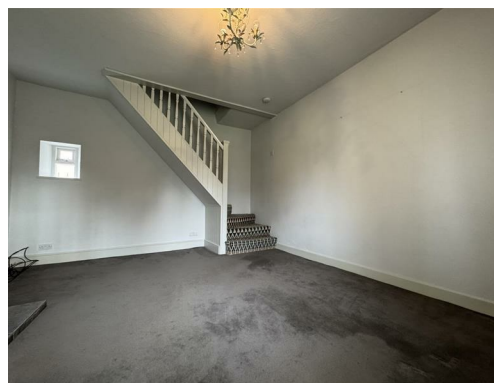


3 Barnby Hall Cottages Lane Head
Road,

PCM
£1,250 PCM



THIS IS A RECENTLY REFURBISHED TWO BEDROOM COTTAGE WITH GOOD SIZED GARDEN AND OFF-ROAD PARKING, LOCATED ON THE OUTSKIRTS OF CAWTHORNE VILLIAGE.

AVAILABLE NOVEMBER 2025 / UNFURNISHED / BOND £1440 / COUNCIL TAX BAND: B / ENERGY RATING: E52

PAISLEY
PROPERTIES

ENTRANCE HALL 4'9" max x 3'6" max

You enter the property through a newly fitted composite door into this handy hallway, which offers space to remove outdoor coats and shoes. Wood-effect tiled flooring runs underfoot, and doors lead to the dining kitchen and lounge.

DINING KITCHEN 15'7" apx x 13'5" apx

This impressive open-plan dining kitchen offers an abundance of space to accommodate a selection of dining room furniture alongside a modern fitted kitchen. The kitchen features dove-grey shaker-style wall and base units, with the corner unit benefiting from pull-out shelving, soft-close drawers, and glass-fronted display units. There are white granite-effect work surfaces, tiled splashbacks, a double bowl sink with mixer tap, and an electric oven set within the fireplace. Dual-aspect windows allow natural light to flood in. The kitchen has wood-effect flooring, while the dining area is carpeted. Doors lead to the utility room and entrance hall.

UTILITY ROOM 6'1" apx x 6'0" apx

Positioned off the kitchen is this useful utility room. There is space and plumbing for a washing machine, and the property's central heating boiler is neatly tucked away here, as are the fuse board and electric meter, which are hidden in a wall cupboard. There is also space for additional storage of household items, and vinyl wood-effect flooring completes the room. A door leads back to the dining kitchen.

LOUNGE 15'7" max x 12'9" max



This spacious lounge can comfortably house a range of furniture and is neutrally decorated. There is a feature fireplace with a tiled hearth and timber mantle, front and rear windows, and built-in shelving in one corner. Carpeted flooring lies underfoot, an open staircase rises to the first-floor landing, and a door leads to the entrance hall.

FIRST FLOOR LANDING

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

BEDROOM ONE 12'11" apx x 12'2" apx



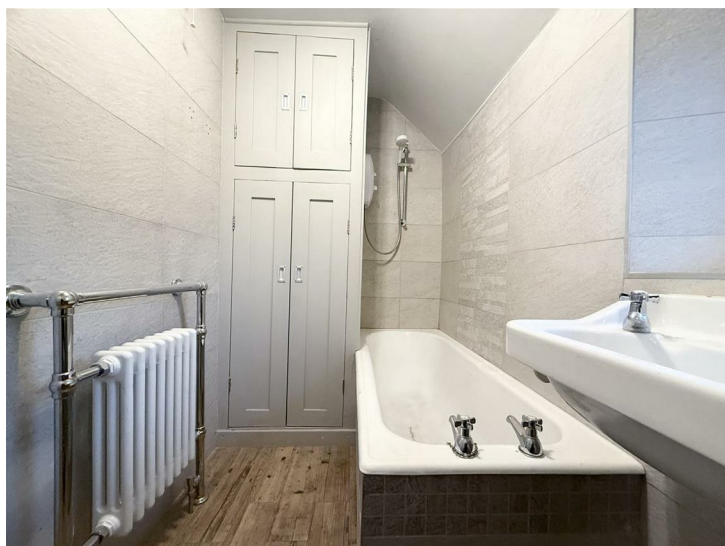
This fantastic king-size bedroom not only provides plenty of space for a range of freestanding bedroom furniture but also boasts beautiful views over the gardens from the dual-aspect windows. There is carpeted flooring underfoot, neutral décor, a very useful storage cupboard with shelving, and a door leading to the first-floor landing.

BEDROOM TWO 10'5" plus wardrobes x 10'4" apx



Located at the front of the property and having lovely views over the garden from its window, this good sized bedroom has built in wardrobes to two walls providing ample storage, and a fitted dressing table. The room has carpeted flooring, pale décor and a door leads to the landing.

BATHROOM 9'4" apx x 4'9" apx



This fully tiled bathroom comprises of a three piece suite including bath with electric shower over, a wall hung hand wash basin and low level WC. To one corner there is a useful storage cupboard perfect for storing towels and bed linen. There a vintage style radiator and towel rail, obscure glazed rear facing window and wood effect flooring underfoot. A door leads to the landing.

GARDENS



The property sits behind a pretty cottage garden which has well stocked flower bed borders, a large lawn and well placed seating areas. There are two handy outbuildings ideal for storing garden equipment and a gate provides access to the rear parking space.

PARKING



There is an allocated off road parking space which is accessed via a shared area to the rear of the property.

~ 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.

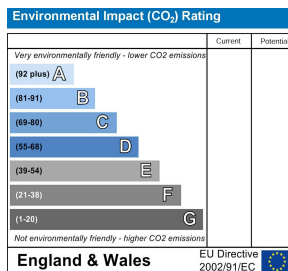
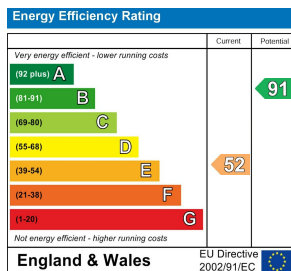
~ Paisley Mortgages ~

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.



www.paisleyproperties.co.uk

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Almondbury Office:
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PAISLEY
PROPERTIES