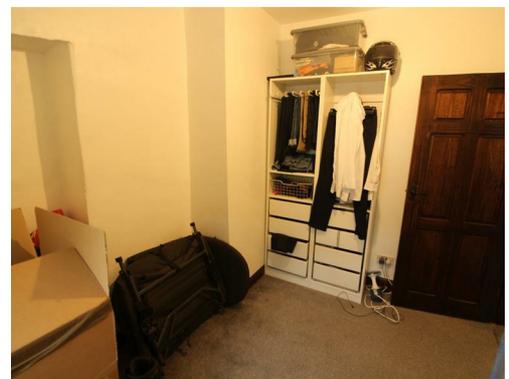


145 Penistone Road,  
Kirkburton HD8 0RB

PCM  
£750 PCM



THIS CHARMING TWO BEDROOM CHOCOLATE BOX COTTAGE BOASTS CHARACTERFUL FEATURES, OPEN PLAN LIVING ACCOMMODATION AND OFF ROAD PARKING

AVAILABLE FROM LATE SEPTEMBER ON AN UNFURNISHED BASIS, NO PETS OR SMOKERS, BOND IS £860, ENERGY RATING D69, COUNCIL TAX BAND A

PAISLEY  
PROPERTIES

## ENTRANCE

You enter the property through a part glazed uPVC door into this handy entrance lobby which has pendant lighting, is open to the living area and a staircase ascend to the first floor landing.

## LIVING KITCHEN 15'10" x 13'2" approx.

Oozing with character including exposed timber ceiling beams and a stunning feature stone fireplace, this superb living kitchen has plenty of space for living room furniture and has a front facing window flooding the space with an abundance of natural light. The kitchen area is fitted with a range of wall and base units with wood block effect work surfaces, a composite sink and drainer with mixer tap over. There is space/plumbing for an under-counter fridge and washing machine and integrated appliances include an electric oven and four ring electric hob. Laminate flooring completes the space and doors lead to the cellar head and entrance lobby.



## CELLAR

This handy cellar has a vaulted ceiling and is ideal for storing household items.

## FIRST FLOOR LANDING

Stairs ascend from the entrance lobby to the first floor landing which has doors to the two bedrooms and shower room.



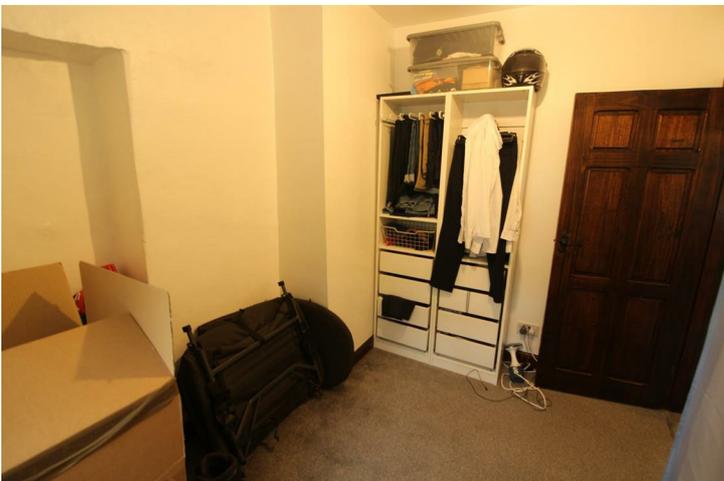
**BEDROOM ONE 16'2" (max) x 7'2" approx.**

This superb double bedroom spans the width of the property and has plenty of space for freestanding furniture. The room benefits from neutral decor, carpeted flooring, pendant lighting and features a bulkhead storage cupboard and the front facing windows provide pleasant views. A door leads to the landing.



**BEDROOM TWO 9'0" x 7'11" approx**

This charming bedroom is located at the rear of the property and is a lovely quite space for a bedroom. It would alternatively make a great home office or hobby room and features carpeted flooring, pendant lighting and a rear facing window.



### **SHOWER ROOM 7'8" x 5'6" approx.**

Fitted with a contemporary three piece suite including a double shower enclosure with rain head shower, hand wash basin on a vanity unit and low level W.C. The walls are decorated in neutral tones and there are marble effect panels to the shower area. There is tiled effect laminate flooring and a rear facing obscure glazed window. A door leads to the landing.



### **PARKING**

To the front of the property is an off road parking space for one vehicle.

### **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).

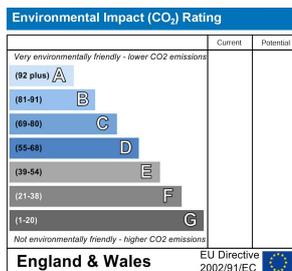
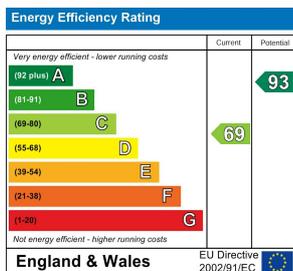
### **PAISLEY PROPERTIES**

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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



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

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