135 North Road,
Kirkburton HD8 0RN

PER MONTH
£725 Per Month

BEAUTIFULLY PRESENTED AND RECENTLY UPDATED THROUGHOUT IS THIS ONE BEDROOM COTTAGE IN A CENTRAL VILLAGE LOCATION WITH ON STREET PARKING. AVAILABLE IMMEDIATELY, UNFURNISHED, NO SMOKERS, BOND £835, ENERGY RATING D, COUNCIL TAX BAND A

PAISLEY
PROPERTIES

SUMMARY

ENTRANCE PORCH 3′8″ apx x 3′10″ apx
You enter the property through a composite door into the entrance hallway. The space is neutrally decorated with herringbone wood effect vinyl flooring and a flush glass ceiling light. A carpeted staircase ascends to the first floor and a door leads to the living kitchen.

LIVING KITCHEN 12′6″ apx x 12′1″ apx

Light and airy courtesy of windows to dual aspects, this living dining kitchen has beams to the ceiling adding character and herringbone wood effect vinyl flooring underfoot. The kitchen area is fitted with grey shaker style base and wall units, concrete effect laminate worktops, grey metro tiled splashbacks and a black single bowl sink and drainer with black mixer tap. Cooking facilities comprise an electric hob with a stainless steel extractor fan over and a single electric fan oven. There is space and plumbing for a washing machine and space for a tall fridge freezer. There is ample space for lounge furniture. To one corner sits an under stairs cupboard which offers storage for household items and houses the property's central heating boiler. Doors lead to the understairs cupboard and to the entrance hallway.

FIRST FLOOR LANDING 6′3″ apx x 2′9″ apx

A staircase with beige carpet leads up to the first floor landing which has a hatch leading to the loft, a cupboard over the stairs for storage and doors leading to the bedroom and shower room.

BEDROOM ONE 13'0" apx x 9'6" apx

Filled with natural light from windows to dual aspects, this double bedroom is neutrally decorated with beige carpet underfoot and pendant lighting. There is ample space for freestanding bedroom furniture. A door leads to the landing.

SHOWER ROOM 4'11" apx x 5'7" apx

This contemporary shower room is fitted with a corner enclosure equipped with an electric shower, alongside a low-level WC and a dark grey vanity unit incorporating storage cupboards below with a ceramic basin with black mixer tap and a tiled splashback. Marble effect shower panels are fitted to the showering area and coordinating vinyl flooring runs under foot. There is a flush ceiling light and a black heated towel radiator completes the room. An obscure window allows natural light to enter and a door leads to the landing.

EXTERIOR

The property has a stone paved area just outside the front door where there is space for the property's refuse bins. To the side is a low level stone built outhouse which provides some storage.

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).

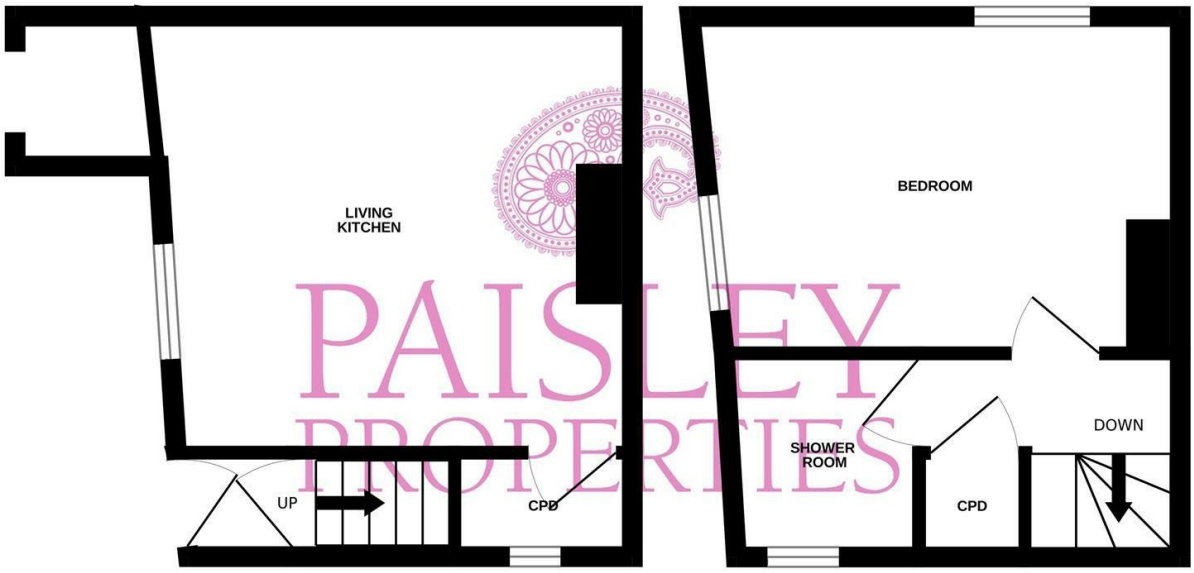
PAISLEY PROPERTIES
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to 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. *

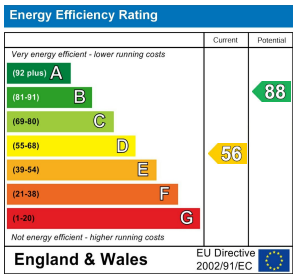
GROUND FLOOR

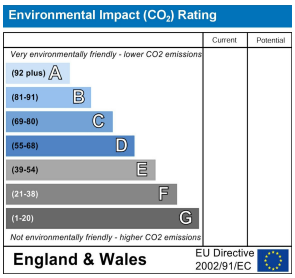
1ST FLOOR



PAISLEY
PROPERTIES

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.
Made with Metropix ©2026





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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY
PROPERTIES