

106 Marsh Lane,
Shepley HD8 8AS

PCM
£1,750 PCM



ENJOYING A FABULOUS PICTURESQUE LOCATION, THIS WONDERFUL FIVE BEDROOM SEMI DETACHED PROPERTY IS SURPRISINGLY SPACIOUS AND SITUATED OVER THREE FLOORS. BENEFITING FROM GENEROUS LIVING ACCOMMODATION, PRIVATE ENCLOSED REAR GARDEN, INTEGRAL GARAGE, EV CHARGING PORT AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

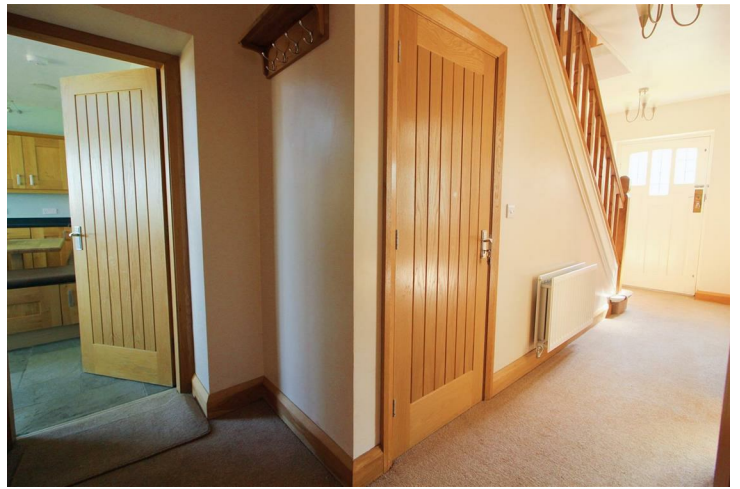
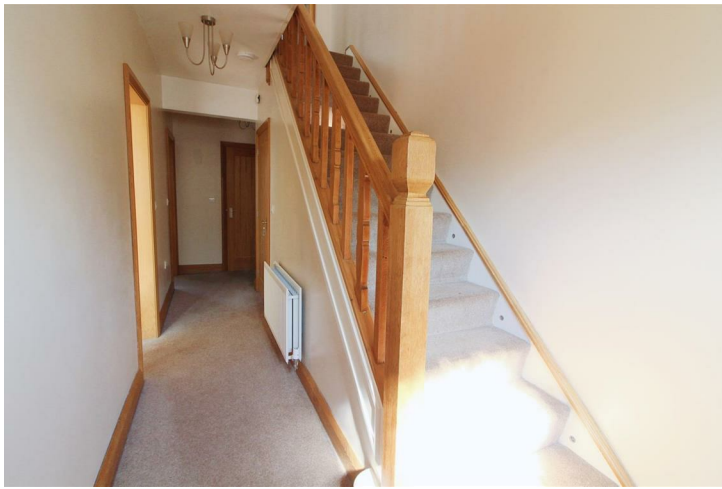
ENERGY RATING: D68 / COUNCIL TAX BAND: C / NO SMOKERS / PETS CONSIDERED / AVAILABLE IMMEDIATELY / BOND IS £2000

PAISLEY
PROPERTIES

Located in the popular semi rural village of Shepley, this fantastic family home enjoys far reaching views to the rear and briefly comprises:- welcoming entrance hallway, downstairs WC, spacious lounge, separate dining room, modern breakfast kitchen, three first floor bedrooms, en-suite shower room, house bathroom, two second floor bedrooms and separate WC. To the rear there is an enclosed lawned garden and patio which is very private backing onto fields and to the front there is a lawned garden and a driveway which runs up to an integral garage. Shepley village has a wealth of local amenities including shops, pubs, salons, surgeries, library, good schools and train station providing access to further villages and Huddersfield, Barnsley and Sheffield centres.

ENTRANCE HALLWAY 6'3" max x 20'8" max

You enter the property through a part glazed timber door into this very welcoming entrance hallway which has ample space to remove coats and shoes. There are doors to the downstairs WC, lounge, dining room, breakfast kitchen and stairs ascend to the first floor landing. A handy understairs cupboard provides space for coats and shoes and has a further comms cupboard which houses the alarm panel, network cables, sound system cables and has several power points.



DOWNSTAIRS WC 2'11" max x 6'3" max

Fitted with a low level WC and pedestal hand wash basin. There is tiled flooring, two rear facing obscure glazed windows and a door to the entrance hallway.



LOUNGE 12'10" max x 11'5" max

Positioned to the front of the property, this lovely living room has a quirky wood burning stove within the chimney breast and has a large front facing window which fills the room with natural light. There is carpeted flooring, surround sound, ceiling lights and the room opens to the dining room creating a great open plan feel. A door leads to the hallway.



DINING ROOM 10'9" max x 11'5" max

Adjoining the living room, this fabulous separate dining area is the perfect place to sit and enjoy meals with loved ones. A rear facing window overlooks the garden, there is neutral decor and a door to the hallway.



BREAKFAST KITCHEN 14'11" max x 14'2" max

Overlooking the pretty rear garden from its windows, the kitchen is fitted with a range of wood effect wall and base units, contrasting work surfaces with matching up-stands and a double sink and drainer with mixer tap over. There is an integrated fridge and freezer, dishwasher and the landlord will include the multi fuel range cooker and washing machine in the tenancy. A unique bespoke breakfast bar and seating area creates an informal space for meals, there is spot lighting to the ceiling and stone tiled flooring. Doors lead to the garage, entrance hallway and rear garden.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a front facing window and doors to three of the bedrooms and house bathroom. A further staircase rises to the second floor.



BEDROOM ONE 15'0" max x 16'2" max

This impressive double bedroom is decorated in neutral tones and has an abundance of space for bedroom items. A huge front facing window fills the room with light, there is carpeted flooring and doors lead to the en-suite and landing.



EN-SUITE 7'4" max x 8'10" max

Fitted with a three piece suite including a double shower cubicle with in-built shelving, rainfall style shower and handheld attachment, low level WC and double hand wash basin with mixer taps. The room is fully tiled with white wall tiles and contrasting black floor tiles, there is a rear facing obscure glazed window and a chrome heated towel rail. Spot lights complete the space and a door leads to the bedroom.

**BEDROOM TWO 12'10" max x 11'6" max**

Bursting with natural light, this superb double bedroom has a charming feature fireplace to the chimney breast creating a nice focal point to the room. There is neutral decor, a large front facing window and a door to the landing.

**BEDROOM THREE 11'6" max x 10'9" max**

Another generously sized double bedroom this time situated to the rear of the property with stunning countryside views from its window. There is copious amounts of space for furniture, a ceiling light and carpeted flooring. A door leads to the landing.



HOUSE BATHROOM 7'1" max x 13'7" max

This larger than average bathroom is fitted with a contemporary five piece white suite including a large bath, double shower cubicle with rainfall style shower and handheld attachment, pedestal hand wash basin with mixer tap, low level WC and bidet. The room is fully tiled with blue and cream wall tiles, there is tiled flooring, spot lights, inbuilt ceiling speaker and a rear facing obscure glazed window. A door leads to the landing.



SECOND FLOOR LANDING

Stairs ascend from first floor to the second floor which has eaves storage, a Velux window and doors to the two bedrooms and WC.



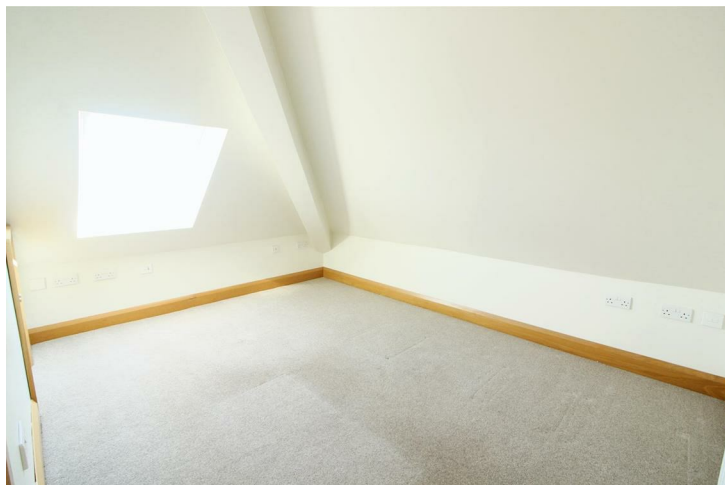
BEDROOM FOUR 11'5" max x 16'7" max

Enjoying far reaching views and a feature chimney breast, this good sized double bedroom has tasteful decor and carpeted flooring. Velux windows provide a fantastic outlook over the nearby fields and a door leads to the landing.



BEDROOM FIVE 12'9" max x 9'6" max

This charming single room could alternatively make a great home office, hobby room or child's room and has a side facing window, eaves storage and carpeted flooring. A door leads to the landing.



WC 5'3" max x 7'1" max

Fitted with a corner low level WC and pedestal hand wash basin. A Velux window allows natural space into the space, there is tiled flooring and mosaic tiled splash backs to the basin. A door leads to the landing.



REAR GARDEN

To the rear of the property there is a wonderful enclosed garden which is mainly laid to lawn and has a patio adjoining the property allowing for al-fresco dining and entertaining. Backing onto nothing but open fields allowing a good degree of privacy, the garden also has fruit trees, an outside tap and a path to the front of the property via a secure locked metal gate.



FRONT, GARAGE AND PARKING

To the front of the property there is a lawned garden which is surrounded by well stocked flowerbeds and mature shrubs and plants. A long driveway provides off road parking for multiple vehicles and leads up to an integral garage which has an electric door, power and light. There is also an EV charging port. The boiler and hot water tank are also located in the garage.



VIEWS



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).

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.

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.

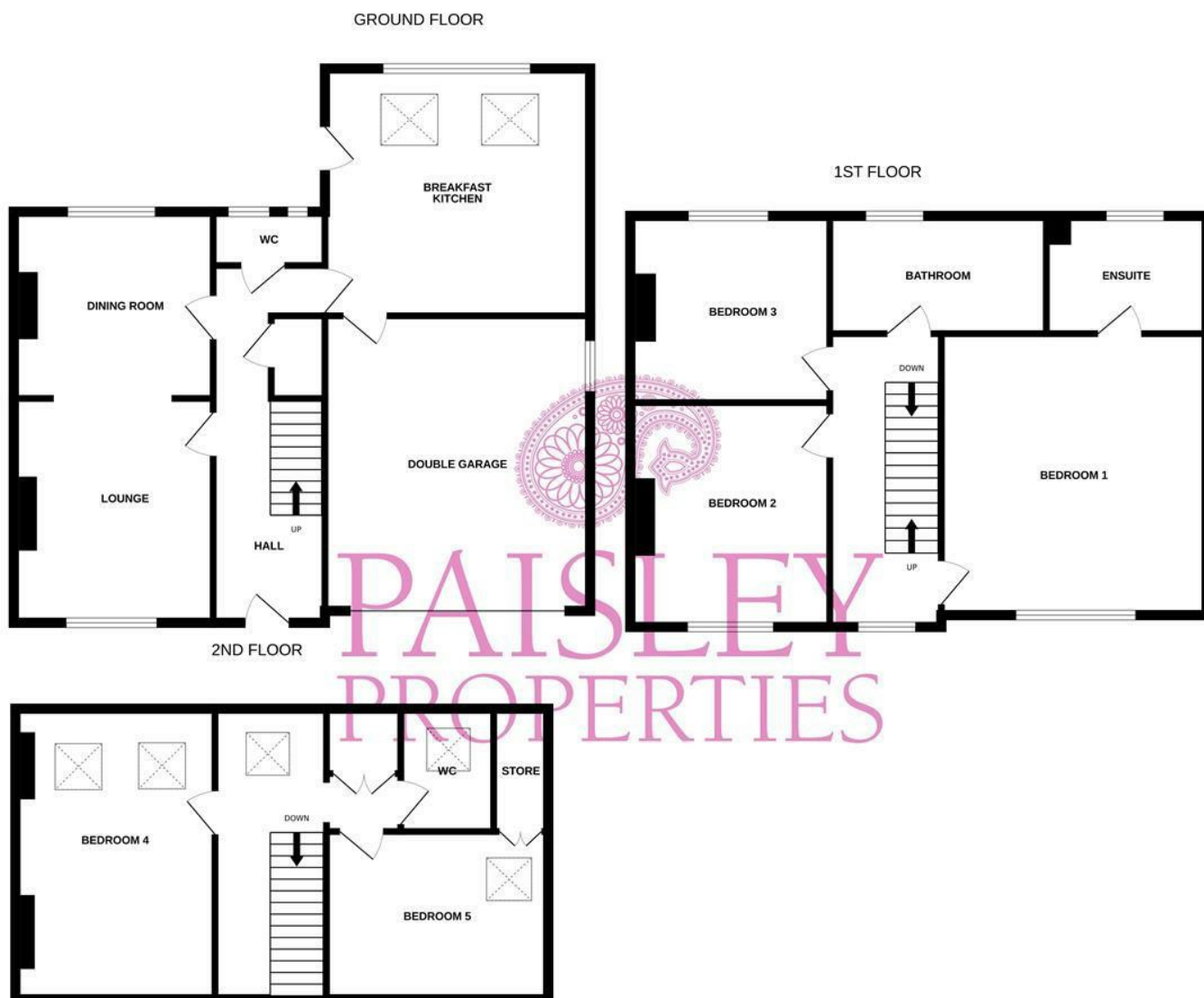
PAISLEY SURVEYORS

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.

PAISLEY MORTGAGES

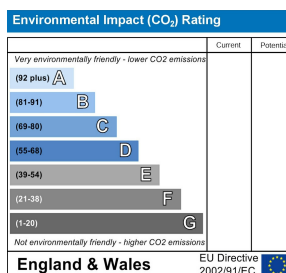
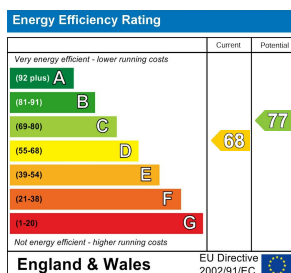
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact 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. *



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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