

15 Cross Lane,
Shepley HD8 8BN

PCM
£925 PCM



STUNNING 3 BEDROOM SEMI-DETACHED PROPERTY WITH GOOD SIZED LIVING ACCOMMODATION, ENCLOSED REAR GARDEN, SET IN A VILLAGE LOCATION

AVAILABLE EARLY JUNE, UNFURNISHED, BOND IS £1065, PETS CONSIDERED, NO SMOKERS, EPC IS C69, COUNCIL TAX BAND B.

PAISLEY
PROPERTIES

ENTRANCE PORCH

To the side of the house is a really useful fully enclosed entrance porch that has been finished to a very high standard and gives access to the property through a part glazed door, with a further door leading out to the garden. This welcoming space has plenty of space to remove coats and shoes and is finished off with dark tiled flooring.

KITCHEN 14'3" x 8'2" (max) approx

This modern breakfast kitchen has been finished to the highest of standards and sits towards the rear of the property. This well equipped kitchen is fitted with a range of handmade solid timber wall and base units, granite worktop with tiled splashback, breakfast bar and belfast style sink with mixer tap over. Integrated appliances include a dishwasher, double electric oven and four ring gas hob with extractor fan over and there is plumbing for a washing machine and space for a tall fridge freezer. The rear facing uPVC windows give views of the garden and the room is finished with recessed spotlights, tiled floor and an opening leads to the lounge.



LOUNGE 15'9" x 14'1" approx

This deceptively spacious cosy living room has plenty of space for freestanding furniture and front facing windows provide the room with plenty of light. A coal effort cast iron gas fire sits within the lovely stone chimney breast giving the room a central focal point. The room is finished with solid timber flooring, wall and pendant lighting and carpeted flooring, original beams, understairs storage cupboard and an open staircase completes the room.



FIRST FLOOR LANDING

Carpeted stairs rise from the lounge to the first floor landing where the character of the building can really be enjoyed through an exposed stone wall and vaulted ceilings. The space feels bright and airy due to the velux windows and a light colour carpet and solid timber doors lead to the three bedrooms and modern bathroom.



BEDROOM ONE 13'3" x 8'2" (max) approx

Situated to the front of the property, this stylish master bedroom has plenty of hanging and storage space courtesy of a range of built in wardrobes. The room is tastefully decorated, has carpeted flooring, pendant lighting, loft access hatch and a solid timber door leads to the landing.



BEDROOM TWO 8'9" x 6'9" approx

Located at the rear of the property and having wonderful views over the garden, this double bedroom features carpeted flooring, neutral decor with feature wallpaper and pendant lighting.

BEDROOM THREE 8'9" x 6'9" approx

This further double bedroom enjoys the same views over the garden as bedroom two and is currently being used as a dressing room. Alternatively it would make a good sized children's bedroom, home office, hobby room or nursery and has a door to the landing.



BATHROOM 8'4" x 6'7" approx

Fitted with a contemporary four piece suite including a freestanding roll top bath with chrome mixer tap, walk-in shower enclosure with rainfall style shower head, vanity unit mounted hand wash basin and low level W.C. The room is partly tiled with attractive pale wall tiles, there is contrasting floor tiles, velux window and a door leads to the landing.



OUTSIDE

To the rear of the property is a lovely enclosed garden which benefits from a large decked area adjacent to the house with timber pergola over, making this a perfect place for outside dining or entertaining. The large central lawned section is bordered by mature shrubs and well established planted beds and a stone flagged path leads to the top of the garden where there is a storage hut and child's play house.





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 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.

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.

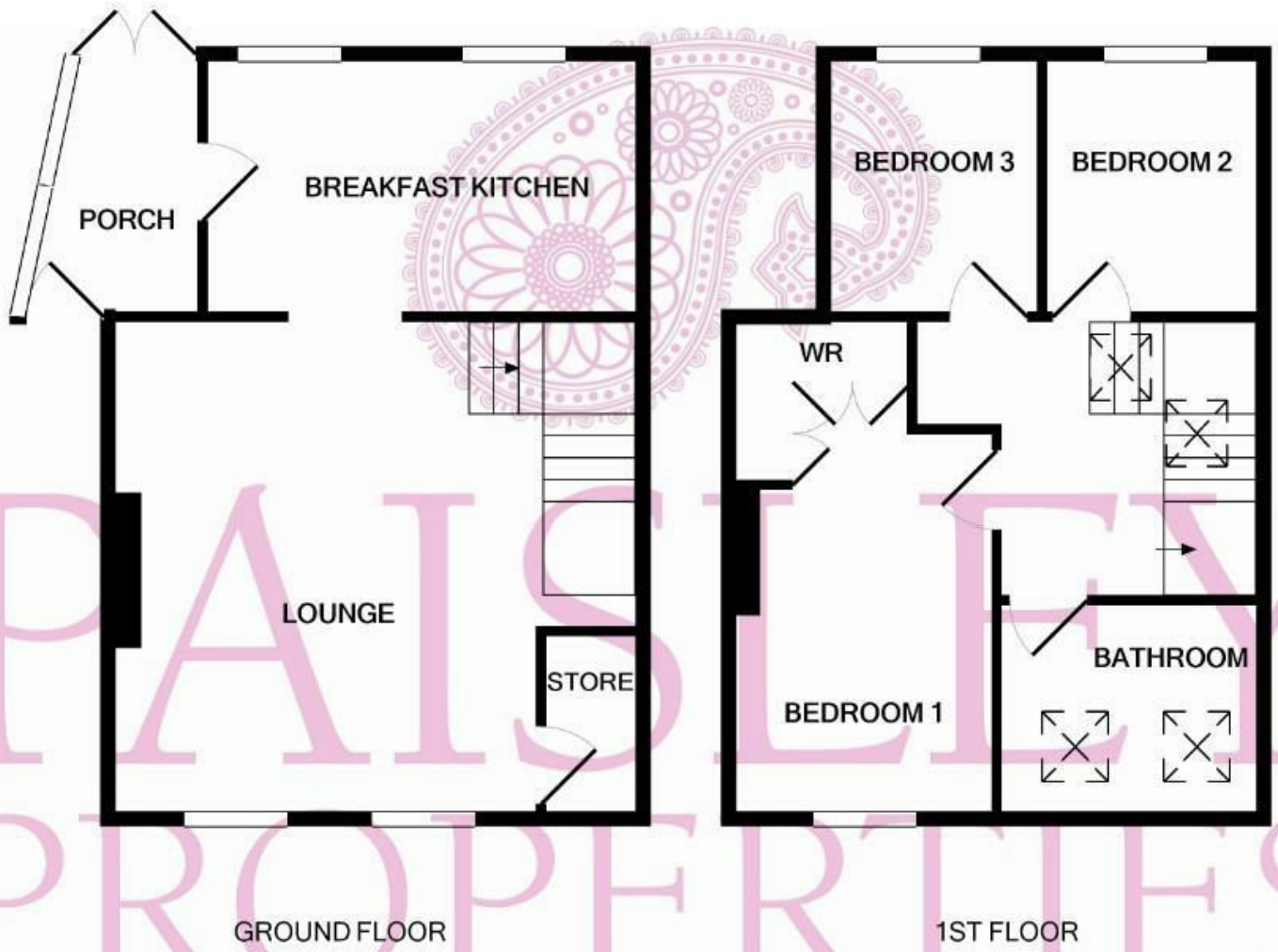
PAISLEY MORTGAGES

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

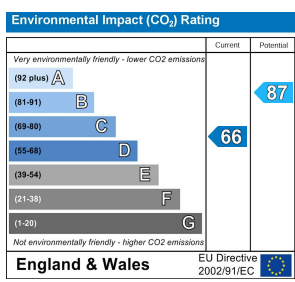
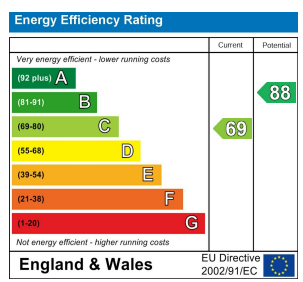
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



Measurements are approximate. Not to scale. Illustrative purposes only
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