

86 Huddersfield Road,  
Bretton WF4 4JW

PCM  
£875 PCM



STUNNING MID TERRACE GRADE II LISTED CHARACTERFUL COTTAGE WITH SPACIOUS ACCOMMODATION, DOUBLE GLAZING, OFF ROAD PARKING, GARDEN, STORE AND SET IN A WONDERFUL COUNTRYSIDE LOCATION. ONE LARGE DOUBLE BEDROOM PLUS A SECOND GOOD SIZE FIRST FLOOR ROOM.

AVAILABLE END OF FEBRUARY 2026, UNFURNISHED, NO PETS OR SMOKERS, BOND IS £1005, EPC TBC

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 6'10" x 3'3"**



You enter the property through a timber door into the entrance hallway where there is coat storage, exposed brick wall, tiled flooring and a door leads to the lounge.

### **LOUNGE 17'7" max into recess x 14'0"**



This generous sized room has maintained plenty of character through the timber beams and central stone faced fireplace with an open fireplace with an antique copper canopy above. There is ample room for freestanding living room furniture and a large south facing window overlooks the front garden. The room is finished in neutral tones with built-in storage to one alcove, and shelving to the other, carpeted flooring, ceiling and wall lighting and a door leads to the rear hall and through to the kitchen.



**KITCHEN 10'9" x 6'10"**



Positioned to the rear of the property, this modern kitchen is fitted with a range of wooden wall and base units, contrasting roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring electric hob with extractor fan over. plumbing for a washing machine, a rear facing window overlooks the rear lane and tiled flooring completes the room. A door leads to the inner lobby which has space for a fridge freezer, a double power socket and stairs leading to the first floor.



**FIRST FLOOR LANDING**



Stairs ascend from the inner lobby to the first floor where doors lead to the main bedrooms and house bathroom

**BEDROOM ONE 15'3" max into recess x 12'2"**



Positioned to the front of the property, this very good sized double bedroom is neutrally decorated and benefits from timber doors, exposed beams, fitted wardrobe, TV point and carpeted flooring. A front south facing window fills the room with light and a door leads to the landing.

**STUDY/DRESSING ROOM/OCCASIONAL BEDROOM 15'2" x 5'7"**



This versatile room again situated at the front, could easily be used as a study, bedroom or dressing room. There is carpeted flooring, exposed beams, neutral decor and a door leads to the main bedroom

## BATHROOM



This lovely house bathroom benefits from a large corner bath with Mira power shower over, pedestal hand wash basin and low-level WC. There is a large storage cupboard for household items, cork board flooring and neutral decor. The bathroom is finished with neutral decor, tiling to the bath area, cork board flooring, obscure glazed window and a door leads to the hallway.



## GARDENS AND PARKING



The property benefits from a gardener maintained private lawned garden which is bordered by a stone wall and has well-stocked plant borders. There is off road parking for 2 cars, a useful coal/ wood store.





## **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.

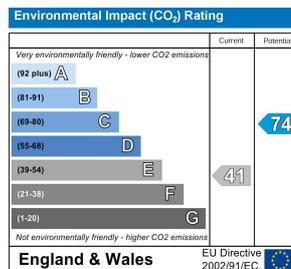
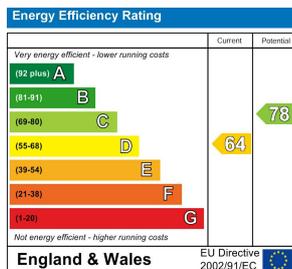
**PAISLEY PROPERTIES**

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. \*



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

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