



**HOUSE
STYLE**
End Terraced
House

**RECEPTION
ROOMS**
2

BEDROOMS
4

EPC RATING
D

**PARKING
FOR 4
VEHICLES**

IMPECCABLY PRESENTED 4 BED FAMILY HOME PROVIDING ACCOMMODATION OF EXPANSIVE PROPORTIONS

Enjoying a splendid setting at the entrance to Cawthorne, overlooking the village green and being particularly well positioned for daily commuting, this superb family home provides accommodation considerably larger than it's external appearance suggests whilst also offering virtually direct access to surrounding countryside. Providing a private and enclosed, easily managed rear garden as well as courtyard parking for 4 vehicles, the beautifully presented accommodation comprises: reception hall, cloakroom/WC, spacious breakfast kitchen, formal dining room, rear facing lounge, superb principal bedroom with en-suite shower room, 3 further bedrooms and family bathroom.

£1,150 pcm

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Property Details

GROUND FLOOR



RECEPTION HALLWAY A very well proportioned and most welcoming reception hall, displaying solid oak flooring throughout, there is also coving to the ceiling, a telephone point and double panel radiator.



CLOAKROOM/WC Displaying ceramic tiling to the floor and providing a 2 piece suite in white comprising a wall mounted wash hand basin and low flush WC. There is coving to the ceiling, a number of ceiling downlighters and a useful built-in shelved storage cupboard.



BREAKFAST KITCHEN 18' 9" x 11' 7" (5.72m x 3.53m) A generously proportioned family orientated kitchen providing an extensive range of painted timber fronted units comprising an inset one and a half bowl resin sink with cupboards under, there are further base and wall mounted units and also a good expanse of worktop surfaces having complementary splash back surrounds. There is a large dresser style unit with leaded glass display cabinets, these also having internal lighting, there are also plumbing facilities for an automatic washing machine, a Rayburn gas fired range providing cooking facilities and also serving both the hot water and domestic heating system, whilst double oak internal doors then provide access through to the dining room.



DINING ROOM 12' 0" x 11' 6" (3.66m x 3.51m) A reception room of considerable character, providing an original built-in leaded glass fronted display cabinet, there are also 2 wall light points, coving to the ceiling, a double panel radiator and double Georgian internal doors which in turn give access through to the lounge.



LOUNGE 19' 0" x 12' 0" (5.79m x 3.66m) plus 12'7 x 6'11 This principal reception room is positioned to the rear of the property and enjoys a most pleasant outlook over the rear garden, access to which is provided by double glazed French doors. The focal point of the room is a corner painted brick fireplace with inset Firefox multi-fuel stove, there is coving to the ceiling, 3 wall light points, 2 double panel radiators and also wiring for the installation of Sky satellite television. As indicated by the published measurements, there is a second area to the lounge, extending through to the rear of the reception hall, providing ideal for use as a further small sitting area or study. From this area, a staircase with mahogany newell and balustrade rises to the first floor.

FIRST FLOOR



LANDING A very generous landing area, displaying coving to the ceiling, there is also a radiator, loft access facility and built-in airing cupboard containing a lagged hot water cylinder.



BEDROOM ONE 18' 8" x 11' 7" (5.69m x 3.53m) A front facing principal bedroom of excellent proportions, providing to one wall 4 double fronted part mirrored wardrobes by Hammonds in addition to which is a built-in dressing table with low level drawers. There is once again coving to the ceiling, there are also 2 wall light points, a radiator and wiring for the installation of Sky satellite television.



EN-SUITE SHOWER ROOM 6' 10" x 5' 9" (2.08m x 1.75m) Having full height tiling to the walls and providing a 3 piece suite comprising a corner shower cubicle with thermostatic shower, contemporary styled glass wash hand basin set on a tiled shelf and concealed flush WC. There is also an electric shaver point, a radiator and both coving and a number of downlighters to the ceiling.



BEDROOM TWO 12' 0" x 12' 0" (3.66m x 3.66m) This side facing double bedroom displays coving to the ceiling and provides a single panel radiator.



BEDROOM THREE 12' 0" x 11' 0" (3.66m x 3.35m)
Positioned to the rear of the property, this double bedroom enjoys a most pleasant outlook, there is coving to the ceiling and a single panel radiator.

BEDROOM FOUR 7' 1" x 6' 6" (2.16m x 1.98m)
Currently utilised as a study, this bedroom is once again positioned to the rear of the property and as such enjoys a fine outlook over the Eastern edge of the village with views towards Kexbrough. There is also coving to the ceiling and a single panel radiator.



HOUSE BATHROOM 9' 2" x 7' 0" (2.79m x 2.13m)
Presented to a most attractive standard, displaying half height painted timber panelling to the walls and providing a 4 piece suite in white comprising a roll top bath set on ball and claw feet, separate shower cubicle with Triton electric shower, pedestal wash hand basin and low flush WC. There is coving to the ceiling and a heated towel rail.



OUTSIDE To the front is a block paved forecourt providing parking facilities for 4 vehicles, there is also an attractive raised planted garden bed to the front and left hand borders. To the rear is a particularly private garden area including a timber deck adjacent to the rear elevation, beyond which is an area of artificial lawn, a further York stone paved sitting area, the whole being complemented by quite delightful well stocked flower beds. When viewed from the rear, to the right hand elevation is a further sheltered area ideal for storage and also containing a timber garden shed to be included within the sale. There is a hand gate to the rear boundary giving pedestrian access to Orchard Terrace.



SERVICES All mains are laid to the property.

HEATING The property has gas heating installed.

DOUBLE GLAZING The property has uPVC double glazing.

LANDLORD STIPULATIONS The landlord stipulates there are to be NO SMOKERS and NO PETS in the property.

BOND A bond of £1,250.00 is payable in advance.

BROCHURE VERIFIED.



For More information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

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