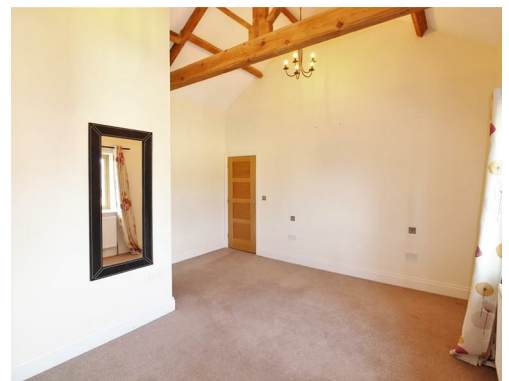


15 Bank Lane,
Upper Denby HD8 8UT

PER MONTH
£1,200 Per Month



A FABULOUS FOUR BEDROOM STONE COTTAGE WITH SPACIOUS LIVING ACCOMMODATION AND LOVELY ENCLOSED REAR GARDEN ENJOYING FAR REACHING PICTURESQUE VIEWS.

AVAILABILITY EARLY JUNE, UNFURNISHED, PETS CONSIDERED, NO SMOKERS, BOND IS £1350, EPC IS D68, COUNCIL TAX BAND D

PAISLEY
PROPERTIES

This beautiful four bedroom stone built home has been tastefully modernised to retain original features and is presented to a high standard. The property benefits from a large dining kitchen, cosy lounge with wood burning stove, downstairs w.c, cellar, four first floor bedrooms with ensuite to the master and house bathroom with modern fittings. Outside the property boasts a low maintenance enclosed rear garden with paved area and far reaching views. The property is situated in the heart of Upper Denby village, which has a well-regarded primary school and open countryside on its doorstep. Surrounding towns and villages can easily be reached via the good network links the village provides.

ENTRANCE HALLWAY 20'9" approx x 6'0" max

You enter the property through a part glazed composite door into the entrance hallway which has ample space to remove and store coats and shoes. Oak effect laminate flooring is underfoot, and a staircase ascends to the first floor landing. Doors lead through to the lounge, dining kitchen, downstairs w.c and cellar.

LOUNGE 14'8" max x 13'1".118'1" max

This attractive and cosy lounge of good proportions and has a beautiful feature fireplace housing a red wood burning stove. There is plenty of space to house freestanding living room furniture and the room is flooded with light from the front facing window. The room has been decorated in neutral tones, has carpeted flooring, pendant lighting and a door leads to the entrance hallway.



KITCHEN DINING 16'7" max x 15'0" max

A timber door opens to the kitchen which has retained characterful features including the chimney breast with oak surround. The kitchen has windows across the rear wall which allows an abundance of natural light to flood in and provides a beautiful outlook over fields and countryside. There is a slate floor with underfloor heating and the kitchen is presented with a range of fitted base and drawer units with granite work surfaces over. There is a sunken stainless steel sink with chrome mixer tap and matching upstands to the walls. There is ample space for a family dining table and chairs and a lovely range style stove with double oven and six ring gas hob sits inside the large chimney breast which has an extractor fan over. There is an integrated fridge and dishwasher and internal doors lead to the entrance hallway and utility room. An external stable style door provides access to the rear garden.



UTILITY ROOM 7'6" approx x 6'2" approx

Located just off the kitchen this useful utility room enjoys ample space to house appliances and has plumbing for a washing machine. A black laminate worktop runs along two walls and a window enjoys views out over the rear garden and surrounding fields. Slate flooring runs through from the kitchen dining room and there is a central ceiling light.

DOWNSTAIRS W.C 3'1" approx x 6'7" approx

A useful w.c is accessed from the entrance hallway which has a closet hand wash basin with mixer tap over and a low rise w.c. The room is partially tiled with white wall tiles and contrasting beige floor tiles.

FIRST FLOOR LANDING 11'7" max x 12'11" max

Stairs ascend from the entrance to the first floor landing where doors lead to the four bedrooms and house bathroom. There is a large storage cupboard that is ideal for housing bed linen and towels alongside other household items.

BEDROOM ONE 14'2" max x 14'4" max

This fabulous master bedroom has room for freestanding bedroom furniture, has been finished in neutral tones and enjoys exposed timber beams along with a large front facing window with views over the quiet street. The room benefits from pendant lighting, carpeted flooring and doors lead to the en-suite shower room and landing.

ENSUITE 5'6" approx x 5'8" approx

This modern en-suite shower room has been finished to a high standard and features a walk-in shower with raincloud shower and handheld attachment, pedestal hand wash basin with chrome taps and a low flush WC. There is tile effect vinyl to the floor contrasting with neutral decor, white towel radiator and a door leads to the master bedroom.



BEDROOM TWO 15'7" approx x 8'3" approx

Another good-sized double bedroom located at the rear of the property, with a picturesque view out over neighbouring fields, pendant lighting, carpeted flooring and a door leads to the landing.



BEDROOM THREE 10'3" approx x 8'6" approx

Located to the rear of the property this good sized third bedroom fits a double bed but would also make an ideal child's bedroom, dressing room, study or hobby room. There is carpeted flooring, pendant lighting, rear facing window and a door leads to the landing.



BEDROOM FOUR 9'7" approx x 9'11" approx

Located to the front of the property this fourth bedroom is another good-sized double. There is a fitted storage cupboard, carpeted flooring, pendant lighting, front facing window and a door leads to the landing.



HOUSE BATHROOM 10'8" approx x 6'9" approx

This lovely house bathroom is light and bright and features a four piece white suite comprising of, a pedestal hand wash basin, panelled bath with chrome mixer tap in the middle, and a low flush W.C. There is a fully tiled floor with contrasting white wall tiles, a rear facing window and recessed spotlighting.



REAR GARDEN

The fully enclosed garden is mainly laid to lawn and has flower beds to three sides. A fence separates the lawn from a paved area directly outside the property which provides space for outdoor furniture allowing alfresco dining and entertaining. There is a useful storage shed and a gate provides access to the front of the property.



FRONT

To the front of the property there is a gravelled area that provides off road parking for one vehicle whilst stone paved steps provide access to the entrance.



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.



BASEMENT LEVEL

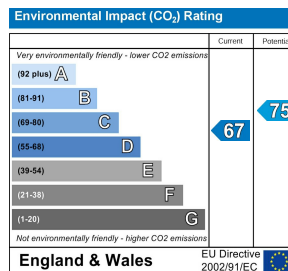
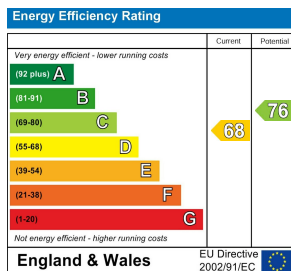
GROUND FLOOR

PAISLEY PROPERTIES



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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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

