6 Riley Lane,
Kirkburton HD8 0RX

PER MONTH
£850 Per Month

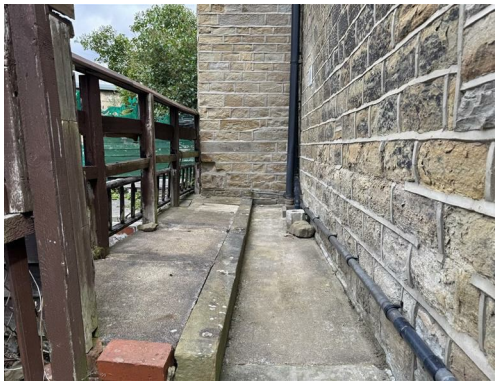














THIS CHARACTERFUL COTTAGE HAS NEATLY PRESENTED SPACIOUS ACCOMMODATION OVER THREE FLOORS IN A CENTRAL VILLAGE LOCATION.

AVAILABLE EARLY NOVEMBER, UNFURNISHED, PETS CONSIDERED, NO SMOKERS, BOND £980, ENERGY RATING D / COUNCIL TAX BAND B

PAISLEY
PROPERTIES

DINING KITCHEN 16′4″ apx x 16′2″ apx
You enter the property through a part glazed uPVC door into a lovely large dining kitchen fitted with grey painted units, wood effect worktops, white tiled splashbacks and a one and a half bowl stainless steel sink with mixer tap over. Cooking facilities comprise of an electric hob with a stainless steel extractor fan over and a double electric oven which is set into an exposed brick chimney breast. There is an integrated dishwasher, space and plumbing for a washing machine and room for a tall fridge freezer. To one corner sits an understairs cupboard which is a great place to store household items. There is an abundance of space for dining furniture. Ceramic tiled flooring runs underfoot and there are spotlights and beams to the ceiling. A set of French doors open to the conservatory and an opening leads to the study/snug.





CONSERVATORY 18′4″ apx x 8′9″ apx max
This fabulous extension to the property is a really versatile space. There are wall lights and grey wood effect vinyl flooring underfoot. A door leads to the downstairs WC and a set of French doors lead into the dining kitchen.




DOWNSTAIRS W.C 2′11″ apx x 5′6″ apx
This ground-floor WC is situated just off the conservatory and features partial white tiling with a mirrored border. The floor is laid with grey vinyl, complemented by shelving and a wall-mounted light. It is fitted with a white suite comprising a WC and a wall-mounted hand wash basin. A door leads to the conservatory.



SNUG/HOME OFFICE 8′5″ apx x 8′2″ extending to 15′10″
Positioned just off the kitchen, this versatile space could be used as a home office, snug or even as a large cloakroom. Tiled flooring runs underfoot and a high level window allows natural light to enter. The room extends into the hallway where the staircase ascends to the first floor.





LOUNGE 16'7" apx x 16'6" apx
Located on the first floor and having large windows flooding the room with natural light, this gorgeous lounge has a decorative inglenook fireplace with a wooden mantel as a focal point in the room. There are beams to the ceiling adding character, neutral décor and a pendant light fitting to the ceiling. Grey carpet runs underfoot. From the corner of the room a carpeted staircase ascends to the second floor and a door leads to the staircase leading down to the ground floor. A part glazed uPVC door leads out to the front of the property.





SECOND FLOOR LANDING
A carpeted staircase ascends from the lounge to the second floor landing. Carpet runs underfoot and a further set of stairs which have been blocked off create a good storage space where there is a built in cupboard. Doors lead to the two bedrooms and house bathroom.



BEDROOM ONE 9'10" apx x 8'2" apx to wardrobes
Located to the front of the property with a window allowing natural light to flood in, this double bedroom benefits from built in wardrobes and drawers. There is beige carpet underfoot and neutral décor. A door leads to the landing.




BEDROOM TWO 6'3" apx x 10'9" apx
This second bedroom benefits from a large built in wardrobe and a low level storage cupboard too. There is beige carpet underfoot, a pendant light and neutral décor. A hatch gives access to the loft space. A door leads to the landing.




LOFT SPACE
Accessed via a hatch from bedroom two, this fabulous lit loft space has been carpeted and is a great storage space. The property's boiler is located in a cupboard.





HOUSE BATHROOM 6′2″ apx x 6′4″ apx max
This modern bathroom is fitted with a three piece Victorian style white suite comprising of a pedestal hand wash basin, a low level WC and a bath with an electric shower over. Blue and white tiles with a decorative patterned border adorn the walls and there is blue vinyl mosaic style flooring underfoot. A spotlight bar to the ceiling and a blue framed mirror is fitted to one wall. A door leads to the landing.





EXTERIOR
The property sits down a quiet lane off Riley Lane. There is a small amount of outside space to three sides of the property.





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.

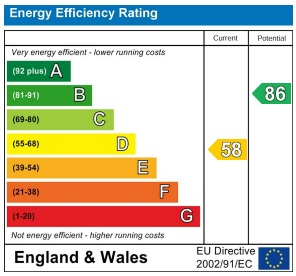
We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

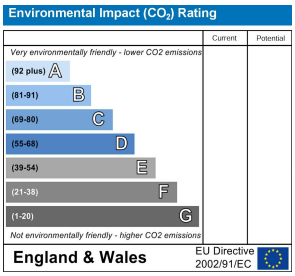
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

PAISLEY PROPERTIES
Paisley Properties 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
Mandy Weatherhead 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 Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

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





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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160