# 44 Heator Lane,
# Upper Cumberworth HD8 8XJ

PER MONTH
**£800 Per Month**

SITUATED IN A STUNNING IDYLLIC LOCATION, THIS BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE HAS NEUTRAL DECOR THROUGHOUT, STYLISH FIXTURES AND FITTINGS AND COUNTRYSIDE VIEWS.

AVAILABLE EARLY NOVEMBER ON AN UNFURNISHED BASIS, NO SMOKERS, BOND IS £920, COUNCIL TAX BAND A, EPC IS C70,

PAISLEY
PROPERTIES

**ENTRANCE**
You enter the property through a part glazed uPVC door into the entrance porch which has plenty of space to remove coats and shoes. A glazed door opens to the lounge.

**LOUNGE 11'4" max x 13'10" excl stairs**
This spacious living room has ample space for freestanding furniture and has a front facing window which fills the room with light. A stunning exposed stone fireplace creates a wonderful focal point to the room and exposed timber beams add character. There is no fire present. A spindled staircase ascends to the first floor landing and doors lead to the entrance porch and kitchen.

**KITCHEN 7'8" max x 9'11" max**
This modern kitchen is fitted with a range of grey wall and base units, oak work surfaces with matching up-stands, white tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan over. There is space and plumbing for a washing machine and under unit fridge freezer, and a cupboard neatly houses the property's combination boiler. Spot lights and laminate flooring complete the room and doors lead to an under-stairs cupboard and lounge. An external door leads out to the rear garden.

**FIRST FLOOR LANDING**
Stairs ascend from the lounge to the first floor landing which has doors to the two bedrooms and shower room.

**BEDROOM ONE 10'4" max x 11'2" max**
This bright and airy double bedroom is extremely generous in size and has ample space for bedroom items. A front facing window provides lovely views over neighbouring fields and a loft hatch provides access into the loft space. A door leads to the landing.

**BEDROOM TWO 9′0″ max x 9′7″ max**
Another good sized property located to the rear of the property with neutral decor and two rear facing windows, again enjoying views over neighbouring fields and countryside. This room would alternatively make a great dressing room, home office or hobby room. A door leads to the landing.

**SHOWER ROOM 6′0″ max x 3′8″ max**
This contemporary shower room is fitted with a three piece white suite including a double shower cubicle with rainfall shower and handheld attachment, low level W.C and vanity hand wash basin. The walls are partially tiled with attractive grey tiles and there are matching tiles to the floor. A door leads to the landing.

**REAR GARDEN**

To the rear of the property there is a charming, low maintenance garden which has a pebbled area providing an excellent space for a table and chairs.

**FRONT GARDEN**

To the front of the property there is another low maintenance garden which is enclosed by boundary walling and fencing. There is a pebbled area and flower bed, and a path leads up to the front door.

**VIEWS**

**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.

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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**

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

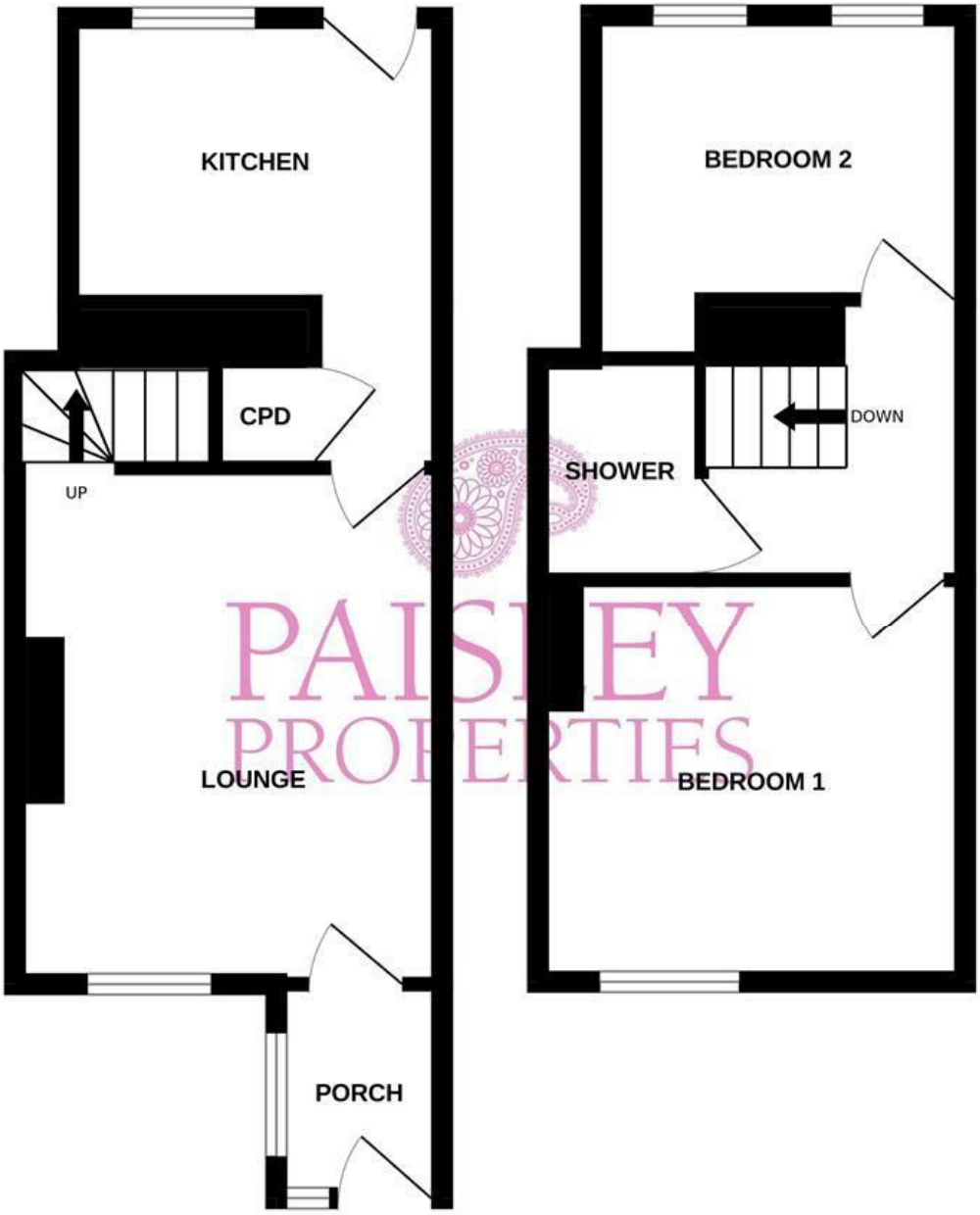
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

**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.

GROUND FLOOR

1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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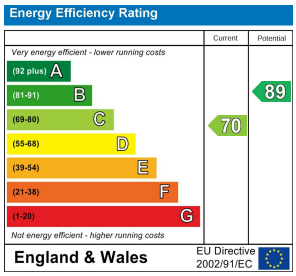


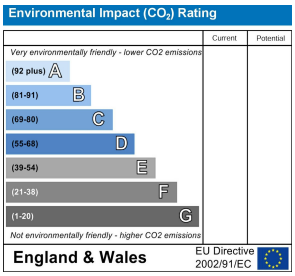


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