2 Raw Green Cottage Raw Green, Barnsley S75 4AW

PER MONTH
£950 Per Month















THIS TWO BEDROOM COTTAGE IS POSITIONED IN A IDYLLIC LOCATION AND BENEFITS FROM A LOVELY GARDEN AND OFF ROAD PARKING.

AVAILABLE MID JANUARY 2027 / ENERGY RATING: C / COUNCIL TAX BAND: B / BOND: £1095 / UNFURNISHED / NO SMOKERS

PAISLEY
PROPERTIES

BREAKFAST KITCHEN 12'11" apx x 9'1" apx




You enter the property through a timber stable door into this charming breakfast kitchen, which offers space for a table and chairs alongside a fitted kitchen. There are shaker-style cream base units, contrasting roll-top work surfaces, and a stainless steel sink and drainer with mixer tap, alongside space for a freestanding cooker, washing machine, and under-unit fridge. Dual-aspect windows allow natural light in, the utility meters are neatly housed in cupboards, and there is wood-effect vinyl flooring underfoot. A painted timber ceiling and attractive timber door with wrought-iron hardware, which leads to the lounge, complete the room.

LOUNGE 15'10" max x 15'0" max




This spacious lounge benefits from a feature chimney breast with open recess, stone hearth, and deep alcoves either side. The room has been decorated in neutral tones with a complementing carpet and offers an abundance of space for freestanding furniture. A rear-facing window looks over the garden and boasts a lovely window seat where you can sit and appreciate the view. There is a part-glazed external timber door that opens onto the patio, practical fitted matting by the door, and two further timber doors, with characterful wrought-iron hardware, that open to the breakfast kitchen and stairs.

FIRST FLOOR LANDING

Stairs ascend to the split-level landing, with the staircase forking at mid-level. There is space for a chair or chest of drawers and timber doors leading to the two bedrooms and shower room.

BEDROOM ONE 15′2″ apx x 8′3″ max




Positioned to the rear of the property with an outlook over the garden from the window, this generously sized double bedroom offers an open-fronted built-in wardrobe space that provides hanging and shelf storage, alongside room to accommodate other bedroom furniture items. The room enjoys soft tonal décor and a newly fitted carpet. A timber door with wrought-iron hardware leads to the landing.

BEDROOM TWO 13′1″ max x 9′0″ max




This second double bedroom sits to the front of the property and has an angled ceiling and beam. To one corner, there is a cupboard which discreetly hides away the property's central heating boiler. The room has been decorated in tasteful neutral shades with a carpet underfoot. There is a side window and a timber door which leads to the stairs.

SHOWER ROOM 7'2" apx x 5'5" apx





Fitted with a modern three-piece white suite, including a double walk-in shower cubicle with mains-fed chrome shower and glazed screen, a pedestal hand wash basin with mixer tap, and a low-level W.C., this shower room is partially tiled with decorative wall and floor tiles. It has an obscure-glazed rear-facing window and a door which leads to the landing.

FRONT & PARKING



To the front of the property, there is a shared courtyard. Beyond the courtyard, there is an allocated parking space.

REAR GARDEN





The rear garden is ideal for keen gardeners, with a long lawn edged with boundary hedges and a patio area which adjoins the property. This outside space offers a tranquil setting to sit and enjoy the outdoors or potter in the fresh air.

MARKETING
Please note the property is currently tenanted and the marketing photographs were true and accurate prior to occupation in March 2026

~ Agent Notes ~
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.

Lettings Information Lettings Team
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. 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.

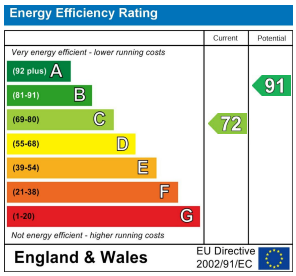
As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

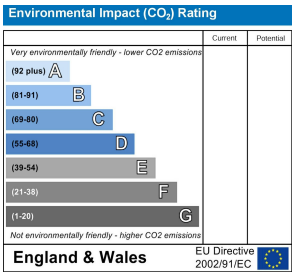
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

~ Paisley Properties ~
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 ~
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 to arrange an appointment.

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





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PAISLEY
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