

39 Tivy Dale,
Cawthorne S75 4EH

PCM
£950 PCM



THIS TWO BEDROOM STONE COTTAGE BOASTS AMAZING GARDENS, IN A LOVELY PRIVATE SETTING IN THE PICTURESQUE VILLAGE OF CAWTHORNE AND BENEFITS FROM A LONG SWEEPING DRIVEWAY AND DOUBLE GARAGE.

AVAILABLE IMMEDIATE ON AN UNFURNISHED BASIS, PETS CONSIDERED BUT NO SMOKERS, BOND IS £1095, ENERGY RATING: D / COUNCIL TAX BAND: E

PAISLEY
PROPERTIES

DINING ROOM / SECOND SITTING ROOM 14'6" apx x 7'2" apx.



You enter the property through a solid timber door with side window into the dining room, which offers plenty of space for a table and chairs or alternatively would make a charming sitting room. The room is freshly decorated in neutral tones, has parquet effect vinyl flooring, recessed spotlights and dual aspect windows which flood the space with lots of natural light and enjoy views over the gardens. An open doorway leads to the kitchen.

KITCHEN 10'0" apx x 5'10" apx



This compact kitchen features an array of painted solid timber units, has pale worktops with an inset composite sink with mixer tap and tiled splashbacks. Integrated appliances include an electric oven, four ring ceramic hob and concealed extractor fan. There is space for an under unit fridge, patterned tile effect flooring and a side facing window with a pretty outlook over the garden. An opening leads to the dining room and a door leads into the inner hallway.

INNER HALLWAY

Newly decorated in soft neutral tones, this inner hallway sits centrally within the property and has a handy storage cupboard perfect for hiding away household items. There is new carpeted flooring, wall lighting and attractive timber doors which lead to the two bedrooms, bathroom and lounge.

LOUNGE 15'3" max x 14'1" max



This generously sized lounge is located at the front of the property and features a large chimney breast which houses an exposed brick fireplace with stone hearth, timber mantle and a solid fuel burning stove. An alcove to the side is ideal for freestanding furniture items, the room has been freshly decorated in tasteful pale tones, has new carpeted flooring, pendant lighting and dual aspect windows providing views over the ample gardens. A beautiful arched part glazed timber door leads out to the front of the property and further internal doors lead to the study/hobby room and inner hallway.



STUDY /HOBBY ROOM 8'8" apx x 5'1" apx



Neatly positioned off the lounge is this extremely handy space which would be perfect as a home office/study or alternatively a cosy hobby room. There is wood effect vinyl flooring, fresh pale decor, pendant lighting, a rear facing window and painted timber door which leads to the lounge.

BEDROOM ONE 14'4" max x 10'7" apx



This well proportioned double bedroom is located at the front of the property and has a lovely decorative fireplace with exposed brick chimney breast and black ornate fire surround. Alcoves either side provide space for freestanding wardrobes/chest of drawers and a further recess within the room would also accommodate bedroom items. The room has again been newly decorated and enjoys elegant decor and features carpeted flooring, pendant lighting and a painted timber door which leads to the inner hall.

Measurements extend to 4.15m apx into the aforementioned recess.



BEDROOM TWO 10'2" apx x 8'0" apx



This double bedroom sits to the rear of the property and has views over the private rear garden veggie patch from it's window. There is new carpeted flooring, pale decor, ceiling lighting and a timber door which leads to the inner hallway.

HOUSE BATHROOM 6'4" apx x 5'3" apx



This well equipped bathroom features a three piece suite comprising of a panelled bath with mixer tap and shower attachment, pedestal hand wash basin with hot and cold tap and low flush W.C. The room is fully tiled and there is vinyl parquet effect flooring, an obscure glazed rear facing window and dome lighting. A door leads to the inner hallway.

UTILITY ROOM 8'0" x 6'0" approx

Another great addition to the property is this handy utility room, which is accessed via it's own external door. The property's combination central heating boiler is neatly located here and there is space and plumbing for a washing machine alongside space for additional under counter items. The room also ample storage space and would double up nicely as a garden boot room / potting space. There are dual aspect windows.

PARKING AND DOUBLE GARAGE



The property is accessed via a gated private drive that leads down over the river and to the parking area, which has space for several vehicles. There is also a double garage with up and over doors which offer covered parking of excellent storage.

GARDENS

The gardens surrounding this property are truly beautiful and definitely something a keen gardener would love to spend hours in. A stone pathway leads from the parking area to the front and rear doors of the property and there is also a path that leads to the corner of the gardens and over the river via a footbridge to Tivy Dale. The garden is mainly laid to lawn and this is split into several areas on both sides of the river, there are also some mature trees and shrubs, well stocked planted beds and a patio area for outdoor furniture.





LETTINGS INFORMATION - PAISLEY

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).

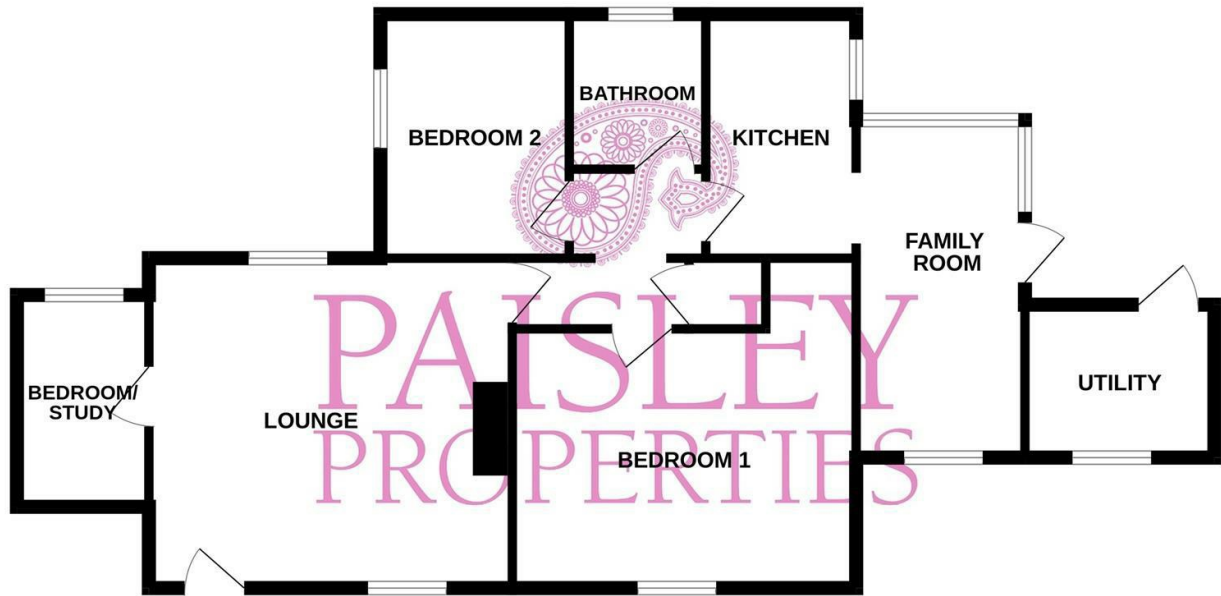
PAISLEY PROPERTIES

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.

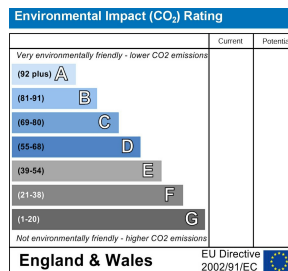
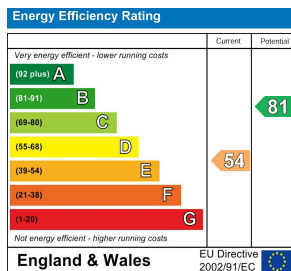
PAISLEY MORTGAGES

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 / mandy@paisleymortgages.co.uk to arrange an appointment.

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



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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