

Oldstone Cottage, China Square, Crane Moor



HOUSE STYLE Detached Chalet House
RECEPTION ROOMS 2
BEDROOMS 3
EPC RATING D
SMALL FIELD

DETACHED FAMILY HOME IN GLORIOUS VILLAGE SETTING – OFFERING SPACIOUS AND VERSATILE ACCOMMODATION OVER TWO FLOORS – SET IN BEAUTIFUL GARDENS AND FURTHER PROVIDING A SMALL FIELD TO THE REAR – IDEAL FOR THOSE SEEKING “THE GOOD LIFE” – OFFERING EXCELLENT COMMUTER LINKS

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£1,150 pcm



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Property Details

ENTRANCE PORCH Providing shelter from the elements upon arriving at the property and in turn giving access to the following.

ENTRANCE HALL Having an open plan aspect to the lounge and also giving access to an inner lobby storage area which provides a single panel radiator.



LOUNGE 16' 2" x 11' 1" (4.93m x 3.38m) This generous principle reception room has windows to both the front and side elevations, providing excellent levels of natural light, the focal point is a brick feature fireplace with tiled inset and electric point for the siting of electric fire, there is coving to the ceiling, four wall light points, and two radiators.



DINING ROOM 17' 7" x 11' 2" (5.36m x 3.4m) This very well proportioned second reception room is positioned to the rear of the property where French doors give access through to the conservatory. It is heated by way of two single panel radiators and could certainly be used as a further ground floor bedroom if so required.



CONSERVATORY 12' 7" x 10' 4" (3.84m x 3.15m) Of UPVC double glazed construction set on a brick base, this excellent addition to the property affords a delightful outlook over the rear gardens and benefits from an air conditioning unit.



KITCHEN 10' 11" x 10' 7" (3.33m x 3.23m) Providing a range of matt white fronted units, comprising of an inset stainless steel sink unit with cupboards under, there are further base and wall mounted units, including full height storage cupboards to one wall and also a generous expanse of worktop surfaces, having matching splashback surrounds. There is tiling to the floor, a single panel radiator and also integrated NEFF double oven, microwave, four ring electric hob with extractor canopy over, fridge, freezer, dishwasher and washer dryer.





SHOWER ROOM 5' 6" x 5' 6" (1.68m x 1.68m) This ground floor shower room exhibits full height tiling to the walls and provides a three piece suite in white, comprising of a shower cubicle with thermostatic shower, vanity wash hand basin with cupboards and drawers beneath and low flush WC. There is also a radiator and coving to the ceiling.



BEDROOM ONE 19' 9" x 11' 1" (6.02m x 3.38m) A particularly well proportioned principle bedroom, positioned to the rear of the property and providing an extensive range of fitted wardrobes to two walls, including bedside drawers, overbed cupboards and a further dresser area beneath the rear facing window with a good number of drawers. There is a radiator behind the decorative cover and the rear facing window provides a most pleasant outlook over the rear garden.



BEDROOM TWO 14' 11" x 11' 1" (Extending to 16'8" (4.55m x 3.38m)) Once again, a room of excellent proportions, visually separated into two areas, therefore lending itself to use as a bedroom with additional sitting/study area. It enjoys a fine outlook to the rear and provides both single and double banked heating radiators.



BEDROOM THREE 11' 0" x 10' 6" (3.35m x 3.2m) A front facing double bedroom with single panel radiator and also giving access to an area of eaves storage.



FAMILY BATHROOM 11' 8" x 9' 1" (3.56m x 2.77m) A very spacious bathroom providing a three piece suite in white, comprising of a panel bath, pedestal wash hand basing and low flush WC. There is a wall light point, radiator and built in linen cupboard which contains the gas fired combination heating boiler.



LANDING A spacious open plan landing area which of course gives access to the first floor accommodation.

AVAILABLE STORAGE FACILITIES The successful tenant will have use of the eaves storage area accessed from the first floor landing.



OUTSIDE To the front is a principally lawned garden, complemented by delightful established borders. A block paved driveway to the side provides parking for approximately three vehicles. PLEASE KINDLY NOTE THE GARAGE IS NOT OFFERED WITHIN THE LET BUT MAY BE NEGOTIATABLE IF THIS IS OF INTEREST. To the rear of the property is a beautiful principally lawned garden which once again displays traditional established borders, there are mature trees towards the rear boundary where a hand gate then gives access to a further field which extends to approximately one fifth of an acre and provides numerous possibilities to the incoming tenant to be used as a vegetable garden, childrens' play area, etc.



SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.

DOUBLE GLAZING The property benefits from UPVC sealed unit double glazing.

For More information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

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