



**HOUSE
STYLE**
Mid Terraced
House

**RECEPTION
ROOMS**
2

BEDROOMS
2

EPC RATING
D

**SOUGHT
AFTER
VILLAGE**

CHARMING TWO BED INNER TERRACE - IN HIGHLY REGARDED VILLAGE SETTING - ANTICIPATED AVAILABILITY EARLY OCTOBER

Enjoying a wonderful setting on the outer edge of Cawthorne village and offering virtually direct access to an excellent network of footpaths, this charming two bedroom terrace, we feel, would be particularly suited to the professional couple or downsizer. With gas central heating and sash style double glazed windows, the accommodation on offer extends to front-facing Lounge, Kitchen, very useful Basement Utility, two first-floor Bedrooms and Bathroom, whilst outside there is a generous rear garden and potential for off-street parking.

£775 pcm

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Property Details



GROUND FLOOR

LOUNGE 4.22m (13'10") x 2.92m (9'7") Positioned to the front of the property, this most attractive room displays as a focal point, a limestone fireplace with complementary hearth, this in turn containing an electric fire. There is also a single panel radiator.



KITCHEN 3.33m (10'11") x 2.72m (8'11") A range of modern cream fronted units comprising an inset one and a half bowl stainless steel sink unit with cupboards under, there are further base and wall mounted units complemented by a good expanse of work top surfaces which in turn has ceramic tiling to the surrounds. There is a single panel radiator, integrated dishwasher, fridge and also free standing electric cooker.

From the kitchen access is provided to a useful basement utility cellar with facilities for an automatic washer/dryer, freezer and also contains a Worcester gas fired combination heating boiler.



FIRST FLOOR

BEDROOM ONE 3.84m (12'7") x 2.92m (9'7") This front facing principal bedroom enjoys excellent levels of natural light provided by 2 windows, there is a radiator and built-in double wardrobe with storage cupboard over.



BEDROOM TWO 3.66m (12'0") x 1.93m (6'4") This rear facing bedroom provides a radiator and there is once again a built-in wardrobe with high level storage cupboard.

BATHROOM Being half tiled and fitted with a 3 piece suite in white comprising a panelled bath with electric shower over, wash hand basin and low flush WC. There is also a radiator and electric shaver point and cupboards



OUTSIDE To the front is an open plan forecourt whilst to the rear is a generous principally lawned garden and paved sitting area.

SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.

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



LANDLORD STIPULATIONS The landlord stipulates there are to be **NO SMOKERS AND NO PETS** in the property.

BOND A bond of £875.00 is payable in advance.

DIRECTIONS Cawthorne is positioned on the main Barnsley to Denby Dale A635 carriageway. Tivydale can either be accessed from the main junction opposite South Lane or conversely can be accessed through the village via Hill Top, Taylor Hill and Tivydale.



IB/JL PROPERTY DETAILS PREPARED 01 JUNE

21 - BROCHURE VERIFIED

**For More information please contact our office on 01226 767766, view our website www.butcherez.co.uk,
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