



**HOUSE  
STYLE**  
Brick built  
cottage

**RECEPTION  
ROOMS**  
2

**BEDROOMS**  
2

**EPC RATING**  
D

Well placed  
for daily  
commuting

**CHARMING TWO BEDROOM COTTAGE – IDEAL FOR THE PROFESSIONAL COUPLE/DOWNSIZER – SHORT WALK FROM THE TRANS PENNINE TRAIL – WELL PLACED FOR COMMUTING VIA EXCELLENT ROAD AND RAIL LINKS – OFFERED ON AN UNFURNISHED BASIS**

**DESCRIPTION** Enjoying an excellent setting looking on to Moor End Lane, this charming two bedroom, brick built inner cottage forms part of the historic and highly regarded South Yorkshire Buildings complex, the position of the property placing it within easy reach of the Trans Pennine Trail, whilst the village centre with the railway station, Station public house and village bakery is also only a short walk away. Offered on an unfurnished basis, the property benefits from gas fired central heating and uPVC double glazing and offers accommodation which extends to: Entrance Hall, Lounge, delightful open-plan Dining Kitchen with Conservatory extension to rear, two Double Bedrooms and Bathroom.

**£675 pcm**

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## Property Details

### GROUND FLOOR

**ENTRANCE HALLWAY** Heated by a single panel radiator, the Entrance Hall provides access to the following accommodation.



**LOUNGE** 12' 0" x 9' 10" (3.66m x 3m) This cozy, front-facing Reception Room displays coving to the ceiling, and a radiator whilst a feature fireplace recess with stone hearth contains an electric Range style heater.



**DINING KITCHEN** 14' 8" x 11' 5" (4.47m x 3.48m) A very well proportioned open-plan Dining Kitchen, the feeling of spaciousness enhanced by the rear-facing Conservatory which provides excellent levels of natural light. There is a good expanse of worktop





surfaces with inset resin sink, a generous range of base and wall storage cupboards, plumbing facilities for an automatic washing machine, useful under stairs store, single panel radiator and an integrated oven with four-ring ceramic hob over.



**CONSERVATORY 7' 2" x 6' 6" (2.18m x 1.98m)**  
Having oak effect laminate flooring and heated by a single panel radiator.



**BEDROOM ONE 15' 3" x 9' 10" (4.65m x 3m)** A very well proportioned Principal Double Bedroom, two front-facing windows providing excellent levels of natural light. The room is heated by a single panel radiator.



**BEDROOM TWO 11' 10" x 7' 8" (3.61m x 2.34m)**  
With rear facing window and single panel radiator.



**BATHROOM 7' 0" x 8' 8" (2.13m x 2.64m)** Having majority height tiling to the walls with further tiling to the floor and providing a three piece suite in white comprising of a panel bath with shower screen and thermostatic shower over, pedestal wash hand basin and low flush WC. The room is heated by a chrome towel rail and there is also a very useful double fronted linen storage cupboard.



**OUTSIDE** To the front is a delightful, low maintenance style garden with slate chippings having inset shrub features and mature alpine whilst to the rear there is a synthetic lawn with Indian stone paved patio set towards the rear boundary.

**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.

**LANDLORDS STIPULATIONS** The landlord stipulates that there should be no smokers or pets in the property.

**DIRECTIONS** Postcode: S75 4RJ for SatNav purposes.

**IB/JL PROPERTY DETAILS PREPARED 18 AUGUST - NOT YET VERIFIED BY VENDOR.**

**For further information please contact our office on 01226 767766, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [penistone@butcherez.co.uk](mailto:penistone@butcherez.co.uk)**

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