



**Cosy Nook, 2
Burton Acres Lane
Highburton
HD8 0QR**

£485 PCM

**THIS PRETTY, CHOCOLATE BOX,
DETACHED STONE COTTAGE HAS OPEN
PLAN LIVING SPACE, ONE LARGE
BEDROOM AND AN OFF ROAD
PARKING SPACE.**

**AVAILABLE IMMEDIATELY, FURNISHED,
NO PETS, DSS OR SMOKERS, BOND
£555, EPC IS E40**

The Estate Agent that works

CONTACT US AT ONE OF OUR OFFICES:

17 Commercial Road, Skelmanthorpe, HD8 9DA t: 01484 443893

75-77 Northgate, Almondbury, HD5 8RX t: 01484 443922

www.paisleyproperties.co.uk



**PAISLEY
PROPERTIES**

ENTRANCE HALL

You enter the property through a solid wood door into the entrance hallway. Stairs ascend to the first floor landing and a part glazed door leads through to the living kitchen.

LIVING KITCHEN 13'10" max x 13'8" max

This lovely open plan room has a fitted kitchen to the rear with timber wall and base units, roll top work surfaces, tiled splash backs and one and a half bowl sink and drainer. There is a free standing oven and hob, a fridge and a washing machine. There is a rear facing window.

To the front of the room is a living area which houses a sofa bed, tv unit and pine drop leaf table. Having an electric fire, which sits upon an exposed stone chimney breast and beautiful exposed ceiling beams, there is a front facing, mullion window with charming window seat. Both windows come complete with window dressings and the room is fully carpeted. Doors lead through to the under stair cupboard and entrance hallway.



UNDER STAIRS CUPBOARD

Off the kitchen area, a door leads to the under stairs cupboard which offers great storage space for household items and houses the property's combination central heating boiler. There is a rear facing window.

FIRST FLOOR LANDING

From the entrance hall stairs ascend to the first floor landing. There is a good sized built in storage cupboard and timber doors lead through to the bedroom and bathroom. The hall, stairs and landing are carpeted.

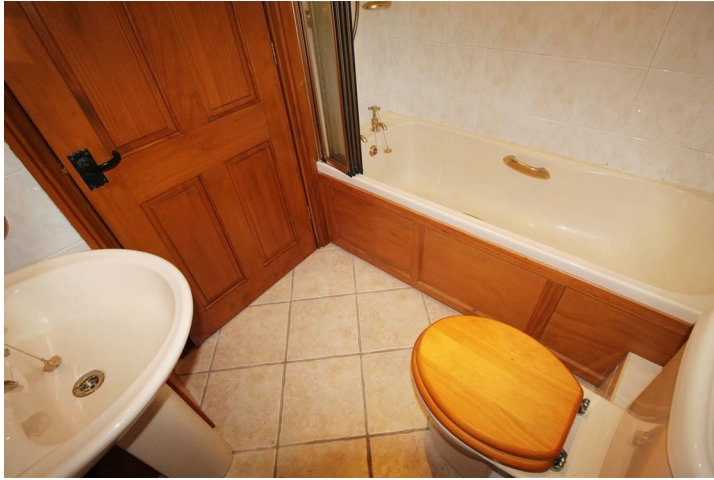
BEDROOM 14'0" approx x 11'3" max

This fantastic double bedroom runs the full depth of the property and has stunning mullion windows to the front and rear which fill the room with natural light. The room is fully furnished with a good selection of quality pine bedroom furniture, including double bed, dressing table, wardrobe and bedside table. The exposed ceiling beams add to the character of the room, there is carpeted flooring and a door leads onto the landing.



BATHROOM 6'7" approx x 5'2" approx

Positioned to the front of the house, the bathroom is fitted with a three piece suite including bath with shower over and folding shower screen, pedestal hand wash basin and low level W.C. The room is partially tiled with complementing wall and floor tiles, has spot lighting, an exposed timber ceiling beam, a front facing obscure glazed window and a timber door which leads onto the landing.

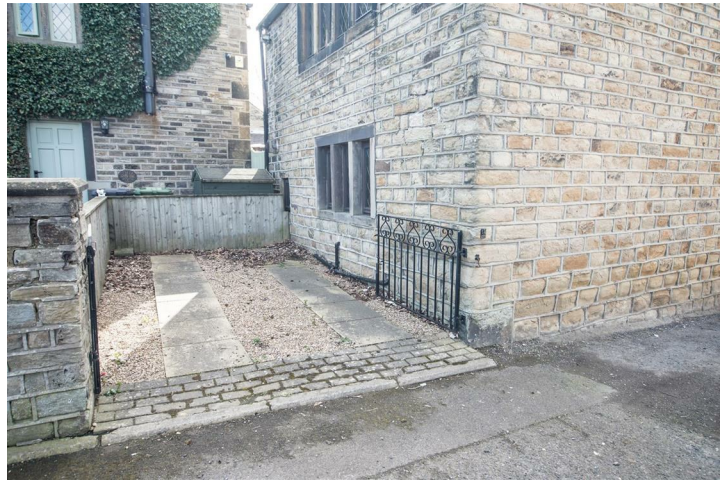


FRONT

To the front of the property there is a walled path which leads up to the front door and there is space for storing bins to the side.

REAR/ PARKING

To the rear of the property there is a parking space.



NEW LETTINGS INFORMATION

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 will 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). If pets are allowed in the property then an increased deposit may be required.

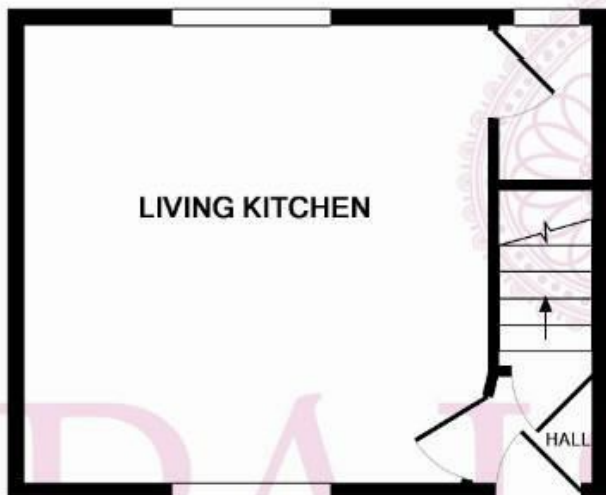
PAISLEY PROPERTIES

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

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

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



LIVING KITCHEN

HALL

GROUND FLOOR
APPROX. FLOOR
AREA 236 SQ.FT.
(21.9 SQ.M.)



BEDROOM

LANDING

1ST FLOOR
APPROX. FLOOR
AREA 236 SQ.FT.
(21.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 472 SQ.FT. (43.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 