



<b>HOUSE STYLE</b> Flats/Apartments
<b>RECEPTION ROOMS</b> 1
<b>BEDROOMS</b> 2
<b>EPC RATING</b> TBC
<b>CUL DE SAC SETTING WITH ALLOCATED PARKING</b>

**SPACIOUS FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT IN DESIRABLE END OF CUL DE SAC SETTING – GENEROUS OPEN PLAN LIVING/DINING ROOM WITH ADJACENT KITCHEN – COMMUNAL PROFESSIONALLY MANAGED GARDENS – ALLOCATED PARKING AND FURTHER VISITOR PARKING – CLOSE TO SCHOOLS, SHOPS AND WITHIN EASY REACH OF BARNSELY TOWN CENTRE – CLOSE TO EXCELLENT ROAD AND RAIL LINKS**

DESCRIPTION Recently refurbished and re-decorated, this very well proportioned first floor Strata Homes built apartment is offered to the market with IMMEDIATE AVAILABILITY and will suit a variety of tenants. With gas heating and uPVC double glazing, it enjoys an excellent end of cul de sac setting and provides accommodation which extends to Communal Entrance with intercom controlled entry system, Staircase rising to the first floor, very generous open-plan Living Room/Open Plan Kitchen, Two Double Bedrooms and spacious Bathroom with four-piece suite.

**£550 pcm**



follow us  **twitter**

## Property Details

### GROUND FLOOR

**ENTRANCE** An intercom controlled, electrically operated entrance door opens to provide access to the building where a staircase rises to the first floor.



### FIRST FLOOR

**ENTRANCE HALLWAY** A well proportioned entrance hall with laminate flooring, radiator, wall mounted system intercom phone and very useful walk-in store.



**OPEN PLAN LIVING ROOM/KITCHEN** 21' 10" x 15' 9" (Reducing to 11' at Kitchen area) (6.65m x 4.8m) This very well proportioned open plan living space, which exhibits laminate flooring throughout and enjoys excellent levels of natural light and which to the kitchen area provides an extensive range of white gloss effect fronted units, comprising of an inset stainless steel sink with cupboards beneath, further base and wall mounted units and also an expanse of worktop surfaces having ceramic tiling to the surrounds. In addition, there are plumbing facilities for an automatic washing machine, integrated oven/hob and extractor canopy, concealed gas fired central heating boiler and also there are two double panel radiators within the room.





**BEDROOM ONE** 10'10" x 11' 4" (Maximum) ( m x 3.45m) This rear facing Principal Double Bedroom provides built-in wardrobes to one wall and is heated by a single panel radiator.



**BEDROOM TWO** 10' 5" x 10' 7" (3.18m x 3.23m) Once again having a rear facing window and single panel radiator.



**BATHROOM** 8' 4" x 5' 6 (Plus cubicle recess)" (2.54m x 1.68m) A well-proportioned bathroom providing a four-piece suite in white comprising of tiled shower cubicle with thermostatic shower, panel bath, pedestal wash hand basin and low flush WC.

There is ceramic tiling to the splashback surrounds, further tiling to the floor, an extractor fan and a radiator.

**OUTSIDE** The property enjoys the use of professionally managed communal gardens and there is allocated parking with further visitor parking provided.

**SERVICES** All mains are laid to the property.

**HEATING** A gas fired central 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: S70 6BQ - for SatNav purposes.

**IB/JL PROPERTY DETAILS PREPARED 18  
NOVEMBER - 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)**

**DISCLAIMER**

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.