



**HOUSE STYLE**  
Inner Terraced House

**RECEPTION ROOMS**  
2

**BEDROOMS**  
3

**EPC RATING**  
D

**AVAILABLE NOW**

**IMPECCABLY PRESENTED THREE BED INNER TERRACE – RECENTLY ENHANCED WITH FULL REDECORATION AND NEW FLOOR COVERINGS – IDEAL YOUNGER FAMILY/PROFESSIONAL COUPLE OPPORTUNITY – CLOSE TO LOCKE PARK AND WITHIN EASY REACH OF BARNSELY TOWN CENTRE – AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS**

**DESCRIPTION** This charming, stone-fronted inner terrace provides three bedroomed accommodation set out on three floors and has recently been the subject of an improvement scheme including full re-decoration, new floor coverings and newly installed cooking appliances to the spacious dining kitchen. With gas heating and uPVC double glazing, the accommodation on offer extends to front-facing Lounge, Dining Kitchen with integrated cooking facilities, two first floor Bedrooms and Bathroom (with over bath shower), whilst there is a spacious Double Bedroom to the second floor.

**£575 pcm**

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## Property Details

### GROUND FLOOR



**LOUNGE 14' 3" x 11' 8" (4.34m x 3.56m)** Most attractively presented, the focal point of the room being a superb Portuguese limestone fireplace, inset electric fire, coving to the ceiling and a radiator.



**DINING KITCHEN 14' 3" x 13' 0" (4.34m x 3.96m)** Providing an extensive range of cream gloss effect fronted units, comprising of an inset stainless steel sink unit with cupboards beneath. There are further base and eye level units and an expanse of worktop surfaces having matching upstands. There is part-tiling to the walls, further tiling to the floor, integrated oven, grill, four ring gas hob, extractor canopy and space for an automatic washing machine. Access is also provided to a useful basement cellar.



### FIRST FLOOR

**BEDROOM ONE 11' 8" x 11' 1" (3.56m x 3.38m)** The measurements of this front-facing Principal Double Bedroom do not include a range of sliding door fronted wardrobes to one wall which also conceal access to a further over-stairs storage area. The room exhibits oak effect laminate flooring throughout and is heated by a single panel radiator.



**BEDROOM TWO** 10' 0" x 8' 1" (3.05m x 2.46m) With rear facing window, oak effect laminate flooring and single panel radiator.



**BATHROOM** 10' 2" x 5' 11" (3.1m x 1.8m) Providing a three piece suite in white comprising of a panel bath, having ceramic tiling to the splashback surrounds, over bath thermostatic shower, pedestal wash hand basin and low flush WC. There is further tiling to the floor, a radiator and linen storage cupboard, which also contains a Logic gas fired central heating boiler.



## SECOND FLOOR

**ATTIC BEDROOM THREE** 12' 8" x 13' 0" (3.86m x 3.96m) An extremely spacious attic Bedroom enjoying excellent levels of natural light provided by a rear facing Velux skylight window.



**OUTSIDE** To the front the property abuts the pavement whilst to the rear is a mostly paved and particularly well proportioned garden with mature shrubs to both side boundaries. The rear of the property is West facing and as such during the Spring, Summer and Autumn months enjoys long hours of sunshine.





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

**HEATING** A gas fired heating system is installed.

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

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

**DIRECTIONS** Postcode: S70 1QS for SatNav purposes.

**IB/JL PROPERTY DETAILS PREPARED 05 APRIL - NOT YET VERIFIED BY LANDLORD**

**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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