



HOUSE STYLE

Semi-Detached House

RECEPTION ROOMS

1

BEDROOMS

2

EPC RATING

C

CUL-DE-SAC SETTING

WELL APPOINTED - A MUST VIEW - CUL-DE-SAC - GARDEN - OFF STREET PARKING

This superb semi detached property is located in a most sought after location, on a popular cul-de-sac, close to link roads and amenities. Having the benefit of off street parking, gardens to its front and rear and modern appointment, we feel any person who views will be impressed by the accommodation provided throughout. Having gas heating and uPVC double glazing, the accommodation on offer briefly comprises: entrance, lounge, dining kitchen, first floor landing, 2 bedrooms and a house bathroom.

£595 pcm

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Property Details

GROUND FLOOR

ENTRANCE Having a uPVC double glazed door and giving access to the ground floor accommodation.



LOUNGE A front facing principal reception room which has attractive flooring, radiator, uPVC double glazed window and coving to the ceiling.



DINING KITCHEN Having an expanse of roll edge worktop surfaces in turn incorporating a sink unit with taps over. There are base and wall mounted units complemented by part tiling whilst integrated appliances comprise of oven with 4 ring hob. The room also provides space for a table, has a uPVC double glazed window and door and there is also a radiator.



FIRST FLOOR

BEDROOM ONE Having 2 uPVC double glazed windows, radiator and storage cupboard.



BEDROOM TWO Having a uPVC double glazed window and a radiator.



BATHROOM Providing a 3 piece white suite comprising of a low flush WC, pedestal wash hand basin and bath with shower over. There is also complementary tiling and a uPVC double glazed window with obscure glass.



OUTSIDE To the front of the property is an area laid to lawn and there is also a driveway whilst to the rear is an immediate patio and a further area which is principally laid to lawn, enclosed by a fence surround.

SERVICES All mains are laid to the property.

HEATING The property has gas heating installed.

DOUBLE GLAZING The property has uPVC double glazing.

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

BOND A bond of £680.00 is payable in advance.

DIRECTIONS Leave Barnsley along Pontefract Road proceeding through Hoyle Mill and at the roundabout continue straight ahead into Lundwood. By the side of the Tyre Garage take a left and then another left onto Poplar Grove where the property will be found on the left hand side.

SB/JB BROCHURE VERIFIED.

For More information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

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