



**HOUSE  
STYLE**  
Apartment

**RECEPTION  
ROOMS**  
1

**BEDROOMS**  
2

**EPC RATING**  
D

Allocated Parking

**SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT – HIGHLY REGARDED SETTING OF COCKERHAM LANE – PLACED WITHIN A COMFORTABLE WALK OF BARNSELY TOWN CENTRE – WILL SUIT PROFESSIONAL COUPLE/PERSON OR EARLY RETIREE – OFFERED ON AN UNFURNISHED BASIS – WELL PROPORTIONED ACCOMMODATION THROUGHOUT**

DESCRIPTION Enjoying a highly desirable first floor setting in the rear of this purpose built complex, and in turn accessed of Cockerham Lane, this spacious two bedroom apartment if offered to the market on an unfurnished basis and will we feel prove of interest to a variety of tenants, particularly the professional couple/person or perhaps the early retiree. Placed within a comfortable walk of Barnsley town centre and its various facilities, it will also be of interest to the daily commuter as it offers good access to the Interchange along with Junctions 37 and 38 of the M1 motorway. With uPVC double glazing and partial electric heating, the accommodation on offer comprises communal ground floor entrance with relatively short staircase rising to the first floor, spacious Entrance Hall, generous Lounge/Dining Room, two well proportioned Bedrooms and a Bathroom.

**£599 pcm**

 **rightmove**  
the UK's number one property site

**follow us** 

## Property Details

### GROUND FLOOR

**COMMUNAL ENTRANCE** A side facing entrance door opens to provide access to the block, a relatively short staircase rising to the first floor rear facing apartment.

### FIRST FLOOR

**ENTRANCE HALLWAY** A particularly well proportioned Entrance to the property providing two generous, built-in storage cupboards, one being particularly large and capable of accommodating bicycles, etc. There is a third, shallow shelved storage cupboard.



**LOUNGE/DINING ROOM** 15' 8" x 10' 8" (4.78m x 3.25m) Having windows to the side and rear elevations, this very well proportioned Principal Reception Room displays as a focal point, a dark oak fireplace surround with marble hearth and fitted gas fire. There is coving to the ceiling and also a terrestrial TV aerial lead.





**BEDROOM ONE** 12' 6" x 9' 2" (3.81m x 2.79m) This rear facing Principal Bedroom enjoys a fine outlook. It also provides a generous range of dark oak effect built-in bedroom furniture to two walls and is heated by a background electric heater.

**BEDROOM TWO** 10' 10" x 6' 9" (3.3m x 2.06m) With side facing window and built-in single wardrobe.



**BATHROOM** 6' 7" x 5' 6" (2.01m x 1.68m) Providing a three piece suite in white comprising of a panel bath with Mira shower over, vanity wash hand basin with cupboard beneath and concealed flush WC. There is also an extractor fan.

**OUTSIDE** The property enjoys the use of a delightful communal garden and there is also allocated parking within the site.

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



**DIRECTIONS** Postcode: S75 1AY for SatNav purposes.

**IB/JL BROCHURE 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.