



**HOUSE
STYLE**

First Floor
Apartment

**RECEPTION
ROOMS**

1

BEDROOMS

2

EPC RATING

C

Walking
distance to
town centre

BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT - EXTENSIVELY IMPROVED AND RE-APPOINTED OVER THE LAST TWO YEARS - OFFERED WITH IMMEDIATE AVAILABILITY - HIGHLY REGARDED AND CONVENIENT SETTING - PLACED WITHIN A COMFORTABLE WALK OF BARNSELY TOWN CENTRE AND THE INTERCHANGE - WILL PARTICULARLY SUIT THE PROFESSIONAL PERSON/COUPLE

DESCRIPTION Being an example of the larger style of apartment to be found in the Lombard Close complex, this beautiful first floor two bedroom property enjoys a fine setting in the lower part of the block resulting in a fine outlook from side facing windows and over the last two years, it has undergone a great deal of improvement and re-appointment to include new fitted kitchen, new bathroom, new central heating boiler, new uPVC double glazing and full re-decoration. It is certainly now ready for immediate occupation and we would urge any discerning tenant to view without delay.

£650 pcm

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Butcher Residential Limited, Penistone Office: 2 Crown House, Shrewsbury Road, Penistone, S36 6DY

Tel: 01226 767766 Fax: 01226 765950

Property Details

ACCOMMODATION

INTERCOM CONTROLLED ENTRY SYSTEM The Ground Floor Entrance Door benefits from an intercom controlled entry system and a staircase then rises to the first floor.



ENTRANCE HALLWAY The Entrance Hall displays laminate flooring, there is a radiator, very useful built-in storage cupboard and access in turn is provided to the following.



LIVING ROOM This very well proportioned reception room has windows to two elevations, the side facing window providing a long range outlook down Honeywell Lane. There is an obscure glazed internal window separating the living room from the kitchen, a TV aerial point and radiator.





KITCHEN Fully re-appointed approximately two years ago (and not occupied since) and providing a generous range of base and eye level storage cupboards complemented by a good expanse of worktop surfaces. There is also an integrated oven, hob and filter and included in the first let is a free-standing automatic washing machine and dishwasher.



BEDROOM ONE With two front facing windows and radiator.



BEDROOM TWO Set to the rear, this well proportioned second bedroom enjoys a most pleasant outlook, there is a radiator and built-in storage cupboard.



BATHROOM Re-fitted approximately two years ago and providing a three-piece suite in white. There is also a radiator and built-in linen storage cupboard.



LANDLORDS' STIPULATIONS

Please note the landlords' lease does not allow pets. Our landlord would also request no smoking in the property.

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.

DIRECTIONS Postcode: S75 1AW

Leave Barnsley by Church Street and Huddersfield Road, take the second main turning right on to Cockerham Lane and Lombard Close will be found as a turning on the left-hand side, the property in question being set to the second block on the left.

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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