



**HOUSE  
STYLE**  
Barn  
Conversion

**RECEPTION  
ROOMS**  
1

**BEDROOMS**  
1

**EPC RATING**  
TBC

**WIFI AND  
WATER  
INCLUDED**

## **WIFI AND WATER INCLUDED IN THIS TRULY STUNNING AND SPACIOUS FIRST FLOOR BARN CONVERSION WITH OUTSTANDING FEATURES AND OCCUPYING POSITION CLOSE TO PICTURESQUE ROLLING COUNTRYSIDE**

Only upon an internal inspection can this exceptional barn conversion be fully appreciated offering what we feel to be a New York apartment design with exposed brickwork, stonework and beams, we know anyone that views will be blown away by the accommodation on offer. Provided part furnished, the barn has a modern kitchen and bathroom, allocated parking and is within a short distance of various link roads and amenities whilst being on the doorstep of rolling countryside. The accommodation on offer briefly comprises: entrance area, open plan lounge/diner, kitchen, bathroom and large bedroom.

**£650 pcm**

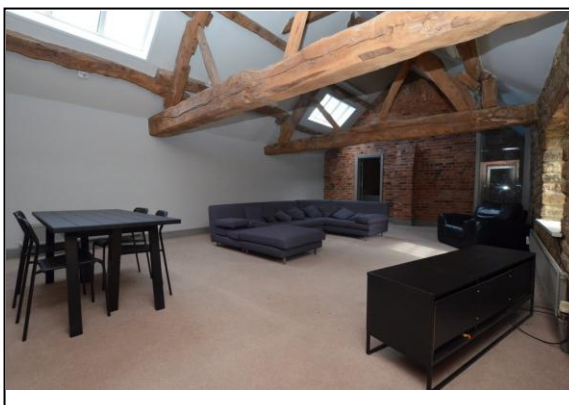
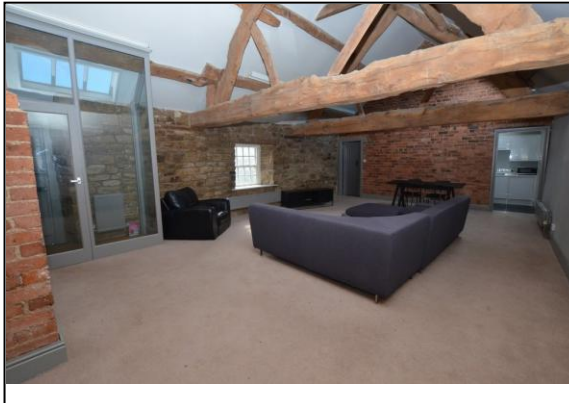
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## Property Details

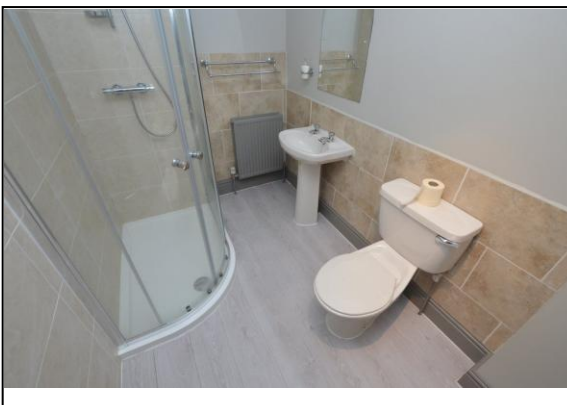
ENTRANCE Having a radiator.

OPEN PLAN LOUNGE/DINER 27' 5" x 18' 4" (8.36m x 5.59m) This outstanding room has a number of roof windows, exceptional exposed beams, a sash window, 3 radiators, exposed brick and stonework and a number of lights.





**KITCHEN 8' 7" x 11' 7" (2.62m x 3.53m)** Providing an expanse of worktop surfaces in turn incorporating a sink unit with mixer taps over. There are base and wall mounted units complemented by attractive splashbacks with integrated appliances comprising of oven with 4 ring hob, hood, fridge/freezer and washing machine. The room also has a roof window, a radiator and attractive flooring.



**SHOWER ROOM** Providing a 3 piece white suite comprising of a low flush WC, pedestal wash hand basin and a larger than average shower cubicle. There is also complementary tiling and a radiator.



**BEDROOM ONE** 17' 4" x 18' 9" (5.28m x 5.72m) Having 3 sash windows, 2 radiators, exposed beams, stone and brickwork.

**NOTE** We are advised by the landlord that the property will have meters for electricity and Kerosene heating and payment will be made direct to the landlord with all details available from the landlord.

**DIRECTIONS** Leave Barnsley along Racecommon Road and at the top of the hill continue straight ahead onto Keresforth Road. Proceed past Locke Park and Rob Royd farm shop then take a right onto Hound Hill and just before where the road bends left, take a right and the property will be found at the end of the road on the left hand side.



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

Before start of tenancy we charge an administration fee of £160.00 for a single person applicant and £300.00 for a couple. This includes the processing of your application, referencing (identity, financial credit checks, obtaining references from current or previous landlords/employers etc to assess affordability) contract negotiation (amending/agreeing terms) and preparation of tenancy agreement. We charge £120 per permitted occupier or additional tenant. If a guarantor is required, the application cost for the guarantor would be £75.00. This includes credit referencing and preparation of paperwork. Right to rent checks £12.00 per person. All fees are inclusive of VAT.

**BOND** A Bond of £900 is payable in advance.

**SB/JB DRAFT BROCHURE NOT VERIFIED.**

**For More 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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