

Holme Land, Ingleby
Barnsley



£1,800 Per Month

IH INGLEBY HOMES





This already substantial and generous property has been enlarged even further with a 'well executed' loft conversion, that provides an additional, two spacious bedrooms and third, feature bathroom, now allowing the property to deliver six bedrooms, and delivering accommodation over levels.

The ground floor has seen a garage conversion help to provide a large, open-plan kitchen/diner, with a refitted kitchen, bringing a range of boxed units, solid wood surfaces and integrated appliances with 'Island'. The accommodation very briefly comprises an entrance hall, cloakroom/WC, large 'bay fronted' lounge with 'wood burning stove', separate sitting room, remodelled kitchen/diner and utility to the ground floor. The first floor brings four of the bedrooms, three with fitted robes and 'Master' with attractive refitted ensuite, separate family bathroom. The second floor provides two further bedrooms accessed from a airy landing, one optimised as a home gym, with large 'Velux' windows flooding the level with natural light.

Located within this sought after 'Broom Hill' area of Ingleby Barwick, ideal for local schooling, and sitting on a generous corner plot, with large front drive, garage, generous front garden and delightful, enclosed rear garden.



The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
			(1-20) G		
			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: E
Tenure:



- Substantial, six bedroom, three storey property
- Available for let from August 2025
- Impressive open-plan kitchen/diner provided by way of a garage conversion
- Spacious lounge with feature 'log burner'
- Generous corner position with attractive gardens and ample parking
- £1800 PCM
- £2076 BOND
- £415 HOLDING FEE
- COUNCIL TAX BAND E
- Please note; The minimum income required to rent this property is £54,000 per annum.



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