



HODSONS

PER MONTH

£1,300 Per Month

Kirkgate Lane

Barnsley, S72 9DS



PROPERTY SUMMARY

We are delighted to present this beautifully presented 4-bedroom detached property located on the sought-after Kirkgate Lane. Offering generous living space and modern features throughout, this home is ideal for families or professionals seeking style and comfort.

The ground floor comprises utility room and convenient downstairs WC, a stylish, fully fitted kitchen complete with integrated appliances, flowing seamlessly into a bright reception area and then into a spacious lounge with patio doors.

A feature staircase with a striking large window leads to the first floor, which offers four well-proportioned bedrooms, including a master with en-suite and a walk-in dressing room. A contemporary family bathroom completes the upstairs accommodation.

Externally, the property benefits from a well-maintained front lawn, garage, one allocated parking space, and a shared driveway.

Early viewing is highly recommended to appreciate the space and quality this property has to offer.

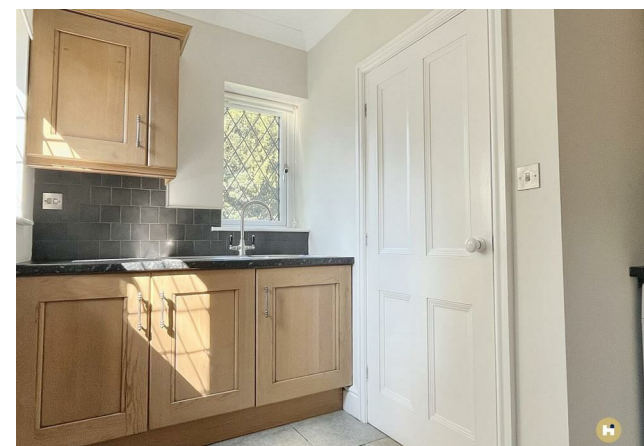
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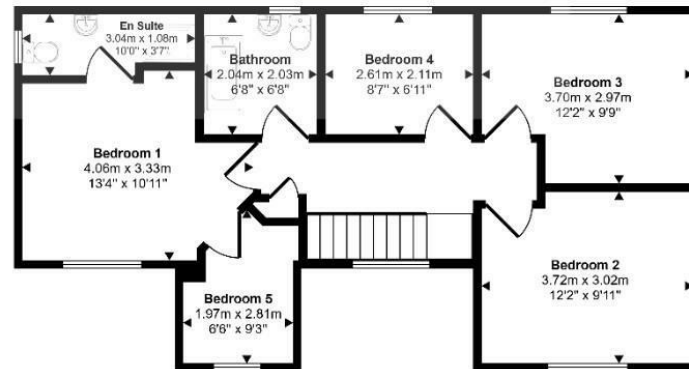




Approx Gross Internal Area
132 sq m / 1426 sq ft



Ground Floor
Approx 71 sq m / 759 sq ft



First Floor
Approx 62 sq m / 666 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY
Wakefield Council

TENURE

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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