

TO LET



Wentworth Road, Blackerhill
£725 pcm


MARTIN&CO

Wentworth Road, Blackerhill

End Terraced House,
2 bedroom, 1 bathroom

£725 pcm

Date available: Available Now

Deposit: £836

Unfurnished

Council Tax band:

- Converted loft bedroom
- Downstairs and upstairs toilets
- Feature fireplace in lounge
- Rear yard space
- Close to M1 and rail
- Quiet village location
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Set within the quiet village of Blackerhill, 39 Wentworth Road offers a straightforward and well-presented layout with a bit more space than expected. This two-bedroom end terrace is available to rent and provides a comfortable arrangement over three levels, with a converted loft space, practical additions like a downstairs toilet, and a decent-sized rear yard for added outdoor storage or seating.

The location will suit those looking to enjoy a quieter setting while staying well-connected for work or day-to-day travel. Blackerhill sits just on the edge of both Wombwell and



Hoyland, giving access to the wider Barnsley and Rotherham areas. Junction 36 of the M1 is less than ten minutes away by car, making it especially convenient for commuters heading into Sheffield, Leeds, or further afield.

The ground floor includes a separate living room with a central feature fireplace, giving the space some character without being overdone. The kitchen sits to the rear of the home and includes navy fitted cabinets, an integrated oven and hob, and space for a washing machine. There's also a handy downstairs toilet tucked in, ideal for guests or as a back-up to the main bathroom upstairs.

On the first floor, there's a spacious double bedroom with room for wardrobes and additional furniture, and the main bathroom, which includes a full suite with bath, toilet, and sink. Stairs from the landing lead up to the converted loft bedroom – a second double room with skylight windows and sloped ceilings, providing a private sleeping space or flexible room for working from home.

Outside, there's on-street parking available directly in front of the property, and to the rear, a private yard area offers some outdoor space with low upkeep.

For local amenities, nearby Wombwell offers a range of shops, supermarkets, and takeaways – including an Aldi and Tesco Express. Hoyland town centre is also close and includes further retail options and cafes. The area is served

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		





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