



**HOUSE
STYLE**
Apartment

**RECEPTION
ROOMS**
2

BEDROOMS
2

EPC RATING
D

**PEACEFUL
LOCATION**

SPACIOUS TWO BED FIRST FLOOR FLAT

Enjoying a most pleasant, peaceful and secluded cul-de-sac setting yet being within easy reach of the centre of Royston is this well proportioned 2 bedroom first floor flat. Providing economical to run accommodation complemented by off street parking and allocated garden space, the accommodation on offer comprises: entrance hall, lounge/dining room, kitchen, 2 good sized bedrooms, bathroom, lawned garden and allocated parking

£575 pcm

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Property Details

GROUND FLOOR A front facing entrance door opens out into a reception area where a staircase then rises to the first floor.

FIRST FLOOR

INNER HALLWAY With single panel radiator and also built in cupboard which contains a Glow-worm gas fired central heating boiler.



LOUNGE 15' 9" x 10' 5" (4.8m x 3.18m) A particularly well proportioned reception room which has as a focal point, a dark oak fireplace surround which in turn contains an electric fire being set onto a slate hearth. There is a feature bow window to the front elevation, a radiator and a TV aerial point.



KITCHEN 11' 0" x 10' 5" (3.35m x 3.18m) Providing an inset one and a half bowl stainless steel sink unit with cupboards under, there are further base and wall mounted units and also a good expanse of worktop surfaces. In addition, there are plumbing facilities for an automatic washing machine, a double panel radiator and integrated oven, four ring gas hob and extractor unit.



BEDROOM ONE 11' 2" x 10' 5" (3.4m x 3.18m) This well proportioned principal bedroom enjoys a most pleasant outlook over the rear garden and provides a range of fitted wardrobes and cupboards to one wall. There is also a single panel radiator.



BEDROOM TWO 11' 9" x 7' 2" (3.58m x 2.18m) Again positioned to the rear of the property and heated by way of a single panel radiator.



BATHROOM Providing a three piece suite in white comprising: a paneled bath with electric shower over, pedestal wash hand basin and low flush WC. Single panel radiator.



OUTSIDE There is a private garden area to the front, to the rear is a communal drying area and also an allocated car parking space.

SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.

DOUBLE GLAZING The property benefits from uPVC sealed unit double glazing.

DIRECTIONS From the centre of Barnsley leave town via Old Mill Lane and Wakefield Road and upon reaching Staincross turn right before the golf course onto Lee Lane. Upon entering Royston take the third turning left onto Applehaigh Grove, turn right at the next junction, left onto Guildford Road, right onto Buckingham Way and left onto Cranford Gardens.

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

BOND A bond of £660 is payable in advance.

SB/JB BROCHURE VERIFIED.

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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