

152 Cemetery Road,
Barnsley S70 1XH

PER MONTH
£720 Per Month



NEUTRALLY DECORATED THROUGHOUT, THIS WELL PRESENTED TWO BEDROOM MID TERRACE PROPERTY OFFERS SPACIOUS ACCOMMODATION IN A CONVENIENT LOCATION CLOSE TO THE TOWN CENTRE. IT BENEFITS FROM A LOW MAINTENANCE REAR GARDEN.

AVAILABLE JULY 2026 / UNFURNISHED / NO SMOKERS / BOND £830 / COUNCIL TAX BAND A / EPC RATING D

PAISLEY
PROPERTIES

ENTRANCE VESTIBULE 2'11" x 4'2" max

You enter the property through a white upVC door into the vestibule where there is space to remove outdoor clothing and shoes on arrival. There is practical hardwearing entrance matting underfoot. A doorway leads through to the hallway.

HALLWAY 15'2" x 3'6" max

Neutrally decorated with practical dark grey tile effect vinyl flooring running underfoot the hallway runs from the front door through to the dining kitchen at the rear, a door leads to the lounge and a carpeted staircase ascends to the first floor.

LOUNGE 9'8" x 12'4" max

Located to the front of the property with a large window overlooking the street and the cemetery beyond, this neutrally decorated lounge is light and airy courtesy of the high ceiling which has period style decorative coving adding a touch of character. A wall mounted black glass electric fire creates a focal point in the room. Grey carpet and a chrome chandelier light fitting complete the room. A door leads to the hallway.

**DINING KITCHEN 18'10" x 11'11" max**

Conveniently located to the rear of the property with access to the rear garden via a uPVC door, this lovely spacious dining kitchen is fitted with walnut effect base and wall units, laminate roll top worktops, cream metro tile splashbacks and a stainless steel sink and drainer. There is a plumbed space for a washing machine and room to accommodate a fridge freezer. There are further units in the dining area where there is an abundance of space for a large dining table and chairs and other freestanding furniture. Two large windows offer views out into the rear garden. Grey ceramic floor tiles run underfoot and there are pendant light fittings to the ceiling. Doors lead to the cellar and the hallway.





FIRST FLOOR LANDING 10'7" x 6'2" narrowing to 2'11"

A carpeted staircase ascends from the hallway to the first floor landing which goes off in several directions and has doors leading to the two bedrooms and house bathroom.

BEDROOM ONE 13'4" x 12'5" max

Positioned to the front of the property with tranquil views over the cemetery, this large double bedroom is neutrally decorated and benefits from a built in walk in cupboard to one corner where there is a hatch giving access to the loft. There is grey carpet underfoot and a pendant light fitting. A door leads to the landing.



BEDROOM TWO 8'6" x 10'4" max

This charming bedroom is located to the rear of the property with a window looking out over the garden. There is space for freestanding bedroom furniture. The room has grey carpet underfoot and neutral décor. A door leads to the landing.



BATHROOM 10'5" x 6'11" max

This contemporary bathroom is fitted with a white three piece suite comprising of a low level W.C., pedestal wash basin and a bath with a shower mixer tap and a glass shower screen. The room is fully tiled with beige mottled tiles, grey tile effect vinyl flooring runs underfoot and a large built-in cupboard offers storage and houses the property's boiler. An obscure window allows natural light to enter and a door leads to the landing.



EXTERIOR

To the rear of the property is a low maintenance paved garden space which would be a great place for al fresco dining and enjoying the sunshine in the summer months.



LETTINGS INFORMATION - PAISLEY

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

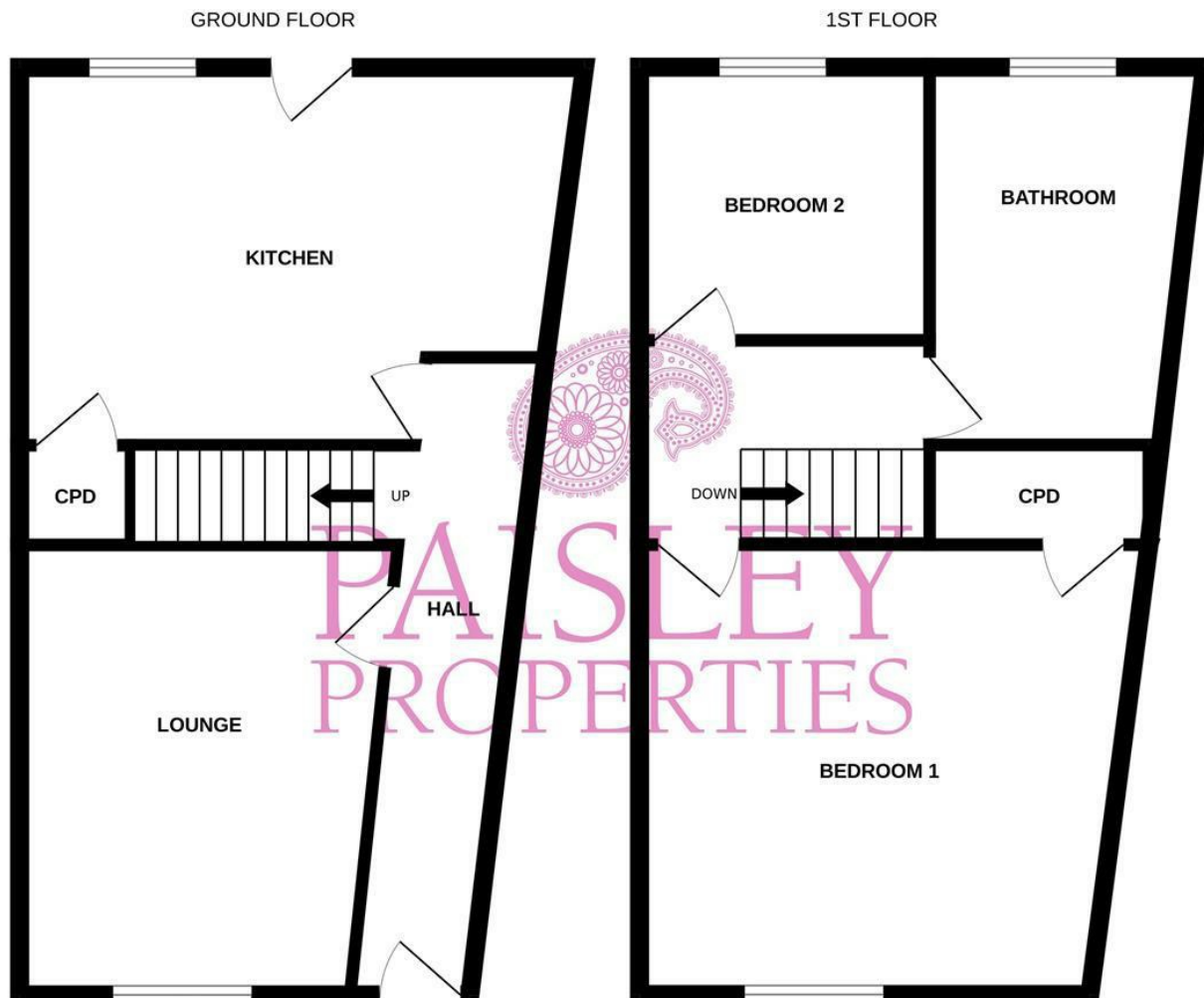
PAISLEY PROPERTIES - PAISLEY

Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

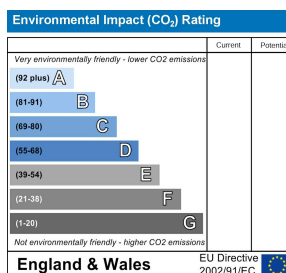
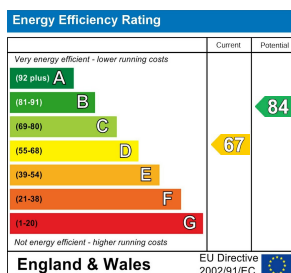
PAISLEY MORTGAGES - PAISLEY

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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