



CROWN

ESTATE AGENTS

Windhill Rise, Barnsley



£1,100 Per Month



3



2



1



75

Crown Estate Agents are delighted to present this well located family home to the rental market. This property is modern throughout and provides generously sized rooms, holding potential for a growing family. Tastefully decorated throughout and easily accessible to J38 of the M1 motorway. Call our office today to register your interest and arrange a viewing.



- Good Sized Dining Kitchen
- Ground Floor Cloakroom
- First Floor Lounge with Juliet Balcony
- Three Good Sized Bedrooms Over Two Floors
- First Floor Family Bathroom
- Master Bedroom With En Suite
- Enclosed Rear Garden
- Off Street Parking for One Car leading to an Integrated Garage
- Council Tax Band C

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Downstairs WC

6'4x2'11 (1.93mx0.89m)

Low flush WC with hand wash basin, includes radiator and extractor fan.

Lounge

14'01x12'08 (4.29mx3.86m)

1st Floor Lounge space offers a picture window, telephone point and TV point, French doors and two radiators.

Kitchen Diner

8'11x14'01 (2.72mx4.29m)

Double sink drainer with mixer tap, built in gas hob with vinyl floor and patio doors to the back garden.

Landing Second Floor

Fitted radiator.

Master bedroom

14'00x12'08 (4.27mx3.86m)

Second floor bedroom with laminate floor, radiator, and two windows.

Master Bedroom En Suite

7'04x5'08 (2.24mx1.73m)

En suite shower room with tiled surround and radiator. Shower cubicle with electric shower.

Second Bedroom

14'01x 9'00 (4.29mx 2.74m)

Built in cupboard space, laminate flooring, two radiators and two windows.

Third Bedroom

14'02 x 9'00 (4.32m x 2.74m)

1st Floor bedroom, Laminate flooring with a TV point, two windows and two radiators.

Family Bathroom

6'06x5'05 (1.98mx1.65m)

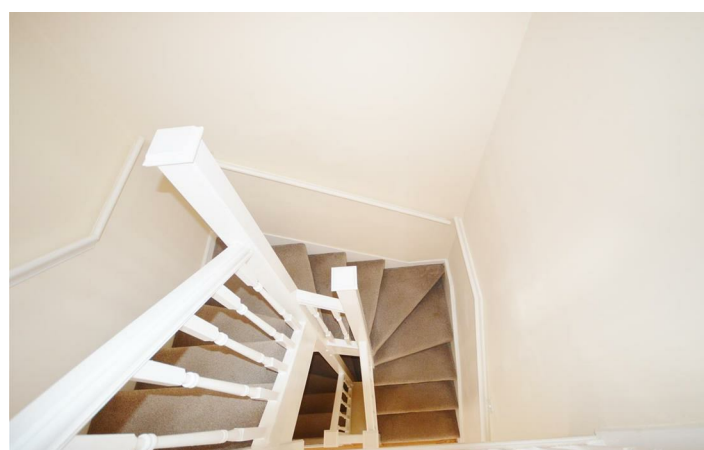
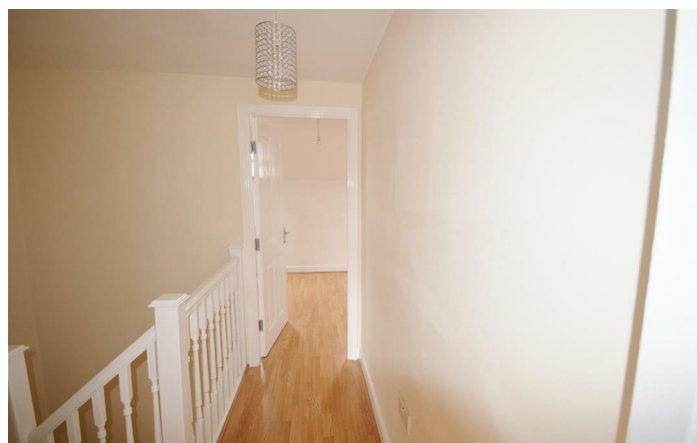
First floor family bathroom with low flush WC, hand wash basin, panelled bath, integral lights, radiator and vinyl flooring.

Integral Single Garage

Drive to the front of the property, concrete driveway, allocated parking space, up and over door.

Rear Garden

Gated access to an enclosed rear garden.



Floor Plan



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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