



**£795 Per Month**  
**Shaftesbury Street**

Stairfoot, Barnsley, S70 3PU

## PROPERTY SUMMARY

Fully refurbished to an excellent standard, this stunning two-bedroom terraced home is ready to move straight into.

The property boasts a brand new fitted kitchen complete with integrated appliances, offering both style and practicality, alongside a beautifully presented modern bathroom, finished to a high specification. Throughout, the home benefits from fresh, contemporary décor and high-quality fixtures and fittings, creating a bright, spacious and welcoming living environment.

To the rear, a useful conservatory provides additional flexible space, ideal for dining, working from home or relaxing, with direct access out to a pleasant enclosed garden—perfect for enjoying outdoor space or entertaining. Ideally located for convenient commuting via the M1 motorway, the property is also within easy reach of the popular Trans Pennine Trail, making it ideal for tenants seeking both accessibility and lifestyle. This superb home is perfectly suited to a range of tenants and is ready for immediate occupation.

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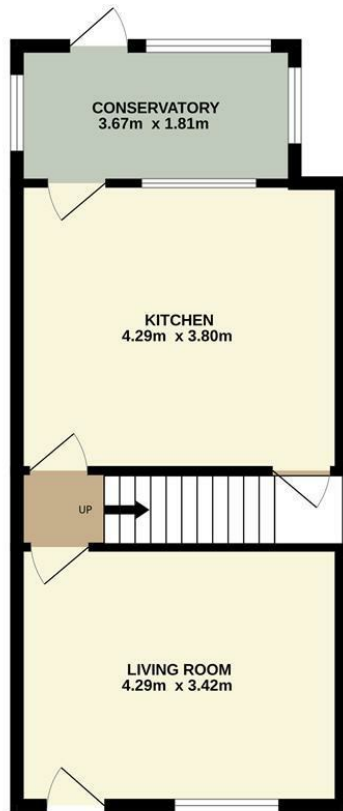




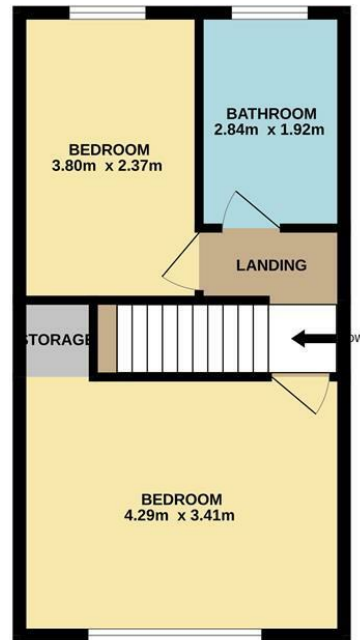
A wooden plant stand with a black-framed sign and a plant. The sign is white with black text. The plant has large, dark green, heart-shaped leaves.

SHAFTESBURY  
STREET

GROUND FLOOR  
41.9 sq.m. approx.



1ST FLOOR  
35.3 sq.m. approx.



TOTAL FLOOR AREA: 77.2 sq.m. approx.

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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## LOCAL AUTHORITY

Barnsley MBC

## EPC RATING:

C

## COUNCIL TAX BAND

A

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			91
(81-81) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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