



120 Greenfoot Lane, Barnsley, S75 2QR

£850 Per Calendar Month

A recently redecorated three-bedroom semi-detached house available to let in Wiltorpe, Barnsley. The property offers two spacious reception rooms, off-street parking, and an enclosed rear garden, along with convenient access to Barnsley Hospital, the town centre, and excellent local transport links.

Entrance Hall

Having a staircase leading to the first floor. Central heating radiator, storage cupboard, shelving unit, smoke alarm and laminate flooring.

Lounge 12'1" x 11'3" (3.70m x 3.45m)



Having a single glazed bay window, radiator, gas fire with white mantle and marble hearth, TV aerial socket and telephone point.

Open Plan Dining Kitchen 13'5" x 9'4" dining 8'10" x 8'3" kitchen (4.11m x 2.86m dining 2.70m x 2.52m kitchen)



Rear facing single glazed window and central heating radiator. Having a range of white, high gloss wall and base units with work surfaces incorporating one and half black sink unit with single drainer and mixer taps. Integrated appliances comprise dishwasher, fridge, freezer, oven, hob and extractor fan. Single glazed window with door to rear garden, part tiling to walls, spot lights and tiling to the floors.

Bedroom One 12'2" x 9'2" (3.73m x 2.80m)



Rear facing bedroom with single glazed window, radiator and TV aerial socket

Bedroom Two 13'5" x 10'2" (4.11m x 3.12m)

Front facing double bedroom with single glazed window, radiator and TV aerial socket

Bedroom Three 8'3" x 7'11" (2.52m x 2.43m)



A front facing bedroom with single glazed window and radiator.

Bathroom 8'7" x 6'5" (2.62m x 1.96m)



Having a three piece white suite comprising panel bath with shower over and shower screen, low flush wc, wash hand basin with build in cupboard, shaving point, ladder radiator, single glazed window with obscure glass, part tiling to walls.

External



To the front of the property extends a lawned garden with brick boundary wall whilst to the rear of the property is an extensive lawned garden with patio area. To the side of the property extends a private driveway.

Amenities

The property is ideally positioned for easy access to Barnsley town centre, Barnsley District General Hospital and Junction 37 of the M1 motorway, offering excellent transport links and easy access to local amenities.

Tenancy Information

Rent: £850.00
Deposit: £980.00
Holding Deposit: £196.00
EPC Rating: C
Council Tax Band: C
Property Type: Semi-detached house
Tenure:

Parking Type: Off Street Parking

Restrictions: N/A

Construction Type: Brick

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.
<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

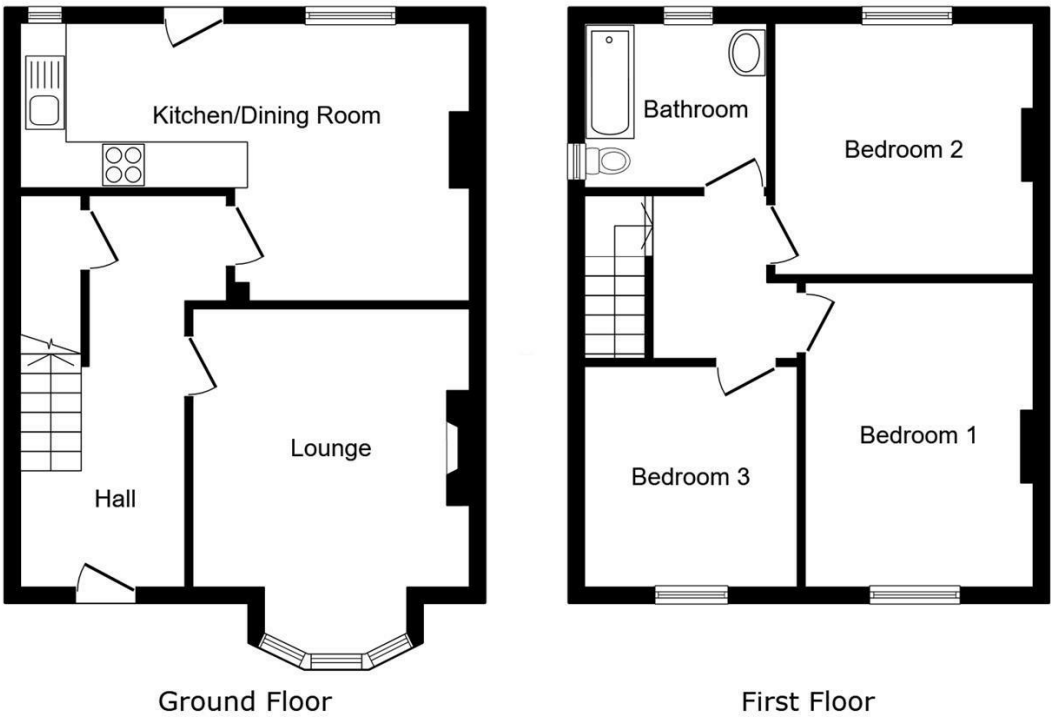
Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is

`a f f e c t e d   b y   c o a l   m i n i n g .`
<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



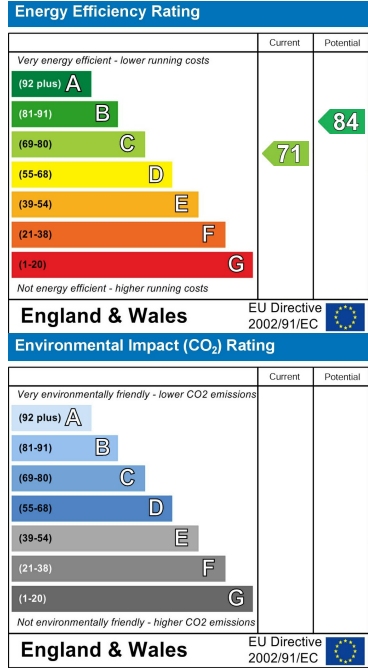
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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.

Energy Efficiency Graph



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