

31 Blenheim Road,
Barnsley S70 6BA

PCM
£795 PCM



THIS WELL PRESENTED, THREE BEDROOM TERRACE IS ONLY A SHORT DISTANCE FROM THE MARKET TOWN OF BARNSELY AND OFFERS A GENEROUS AMOUNT OF SPACE ACROSS THREE FLOORS. THE PROPERTY BENEFITS FROM A SPACIOUS DINING KITCHEN, THREE GOOD SIZED BEDROOMS AND A LOW MAINTENANCE GARDEN TO THE REAR.

AVAILABLE EARLY NOVEMBER UNFURNISHED, NO SMOKERS, PETS CONSIDERED, BOND - £830, COUNCIL TAX BAND A, EPC - D

PAISLEY
PROPERTIES

LOUNGE 12'7" x 11'2"

Positioned to the front of the property is this generous sized living room offering plenty of floor space for freestanding furniture. A front facing window fills the room with lots of natural light, there is chunky coving to the ceiling, dado to the walls and a carpet underfoot. A door leads through to the inner hallway.



INNER HALLWAY

A staircase ascends from the inner hallway to the first floor landing and doors lead through to the dining kitchen and lounge.

DINING KITCHEN 12'11" x 12'0"

This stylish dining kitchen is fitted with wood effect wall and base units, black roll top work surfaces, stainless steel sink with drainer and mixer tap over and white metro tile splash backs. Integrated appliances include an electric oven, electric four ring hob with overhead extractor fan, there is space for a freestanding fridge freezer and plumbing for a washing machine. A uPVC door provides access to the rear garden and there is plenty of room for a dining table and chairs. There is a central light fitting to the ceiling, black tile flooring and doors lead through to the inner hallway and cellar.



CELLAR

Stone steps leads down to a handy cellar where there is space for storing household items.

FIRST FLOOR LANDING

A carpeted staircase ascends to the first floor landing where there are doors to two bedrooms and bathroom. A further staircase ascends to the third bedroom.

BEDROOM ONE 11'2" x 12'8"

Located to the front of the property is this well proportioned bedroom that is tastefully decorated and enjoys natural light from its front facing window. There is ample space for freestanding bedroom furniture alongside built in bulk head storage and carpet underfoot. A door leads back through to the landing.



BEDROOM TWO 10'0" x 6'8"

Positioned to the rear of the property is this lovely second bedroom which will accommodate a small double bed. There is a central pendant light fitting, stylish décor to the walls and carpet underfoot. A rear facing window has a pleasant outlook across the garden and a sliding door leads through to the landing.



BATHROOM 4'11" x 9'7"

This contemporary bathroom is fitted with a white three piece suite which comprises a bath with overhead shower, low level W.C and pedestal hand wash basin with mixer tap over. There is attractive cream tiles to the walls with ceramic tile boarder and cream vinyl flooring underfoot. A rear obscure glazed window allows natural light in and a handy heated towel rail sits to one wall. A door leads through to the landing.



BEDROOM THREE 11'5" x 12'4"

Utilising what once was the loft space is this spacious double bedroom which offers plenty of space for bedroom furniture or would alternatively make a great home office or hobby room. A Velux window allows natural light in and there is carpet underfoot. A staircase descends to the first floor landing



REAR

To the rear there is a lovely low maintenance garden enclosed by a boundary brick wall offering space for garden furniture, pots and plants. A gate at the end provides access to the outhouse.



~ New Lettings Info ~

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. In some cases landlords may request a higher monthly rent to allow for pets. 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.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

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).

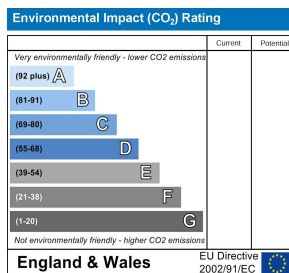
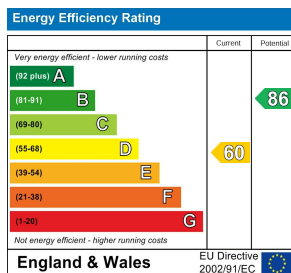
~ Paisley Mortgages ~

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 to arrange an appointment.

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

~ Paisley Properties ~

We 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.



www.paisleyproperties.co.uk

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