

17 Osborne Mews,
Barnsley S70 1UU

PCM
£650 PCM



SPACIOUS SECOND FLOOR 1 BED APARTMENT WITH ASSIGNED PARKING IN QUIET CUL DE SAC LOCATION, EXCELLENT ACCESS TO THE TOWN CENTRE & CLOSE TO LOCAL AMENITIES

AVAILABLE IMMEDIATELY, UNFURNISHED, NO SMOKERS, DSS & PETS CONSIDERED, BOND IS £750, ENERGY RATING IS C69

PAISLEY
PROPERTIES

COMMUNAL ENTRANCE

You enter the building through a secure timer door into the block lobby with a staircase taking you to the upper floors.

APARTMENT LOBBY 7'5" x 7'1" max



Very useful feature with plenty of space to remove coats and shoes. There is laminate flooring and lots of natural light via the tilt and turn double glazed windows. There is a wall mounted radiator, pendant lighting and an open doorway takes you to the lounge diner.



LOUNGE DINER 19'11" x 17'2"



Exceptionally generous sized room bathed in natural light via the French doors which lead to the balcony and the double glazed panels to the side. This spacious living diner has plenty of space for freestanding lounge furniture and a large dining table and chairs. There is laminate flooring, a wall mounted radiator and TV point. There are internal doors to the kitchen and bathroom with open doorways leading to the lobby and bedroom.



KITCHEN 9'10" x 9'5"



Functional kitchen having a range of base units plus a tall cupboard, complimentary worktops with inset stainless steel sink and mixer tap plus tiled splashbacks. There is an electric cooker, plumbing for a washing machine and space for an upright fridge freezer. Vinyl flooring runs underfoot, there is pendant lighting, a wall mounted radiator and the two double glazed windows bring in plenty of natural light. There is a loft hatch giving a little extra storage and an internal door leads to the lounge.



BEDROOM 12'9" x 12'2"



Spacious double bedroom having more than sufficient space for a bed and freestanding bedrooms furniture. There are two double glazed windows to two different aspects bringing in natural light, carpet flooring runs underfoot and there are four sets of drawers. There is a wall mounted radiator, access to the loft and an open doorway leads to the lounge.



BATHROOM



Stylish and good size bathroom having a a three piece suite in white consisting of a 'P' panel bath with thermostatic shower over and glass screen, pedestal wash basin with mixer tap and twin flush low level WC. Tiling on the walls is to full height, there is a towel radiator, double glazed window with obscure glass and tiled flooring. There is ceiling lighting, an extractor fan and an internal door leads to the lounge.



BALCONY



Delightful feature with French doors from the lounge leading to the area with plenty of space for a bistro table and chairs.

EXTERNAL AND PARKING

There is an assigned parking space for the apartment plus plenty of unassigned parking for visitors.

~ 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).

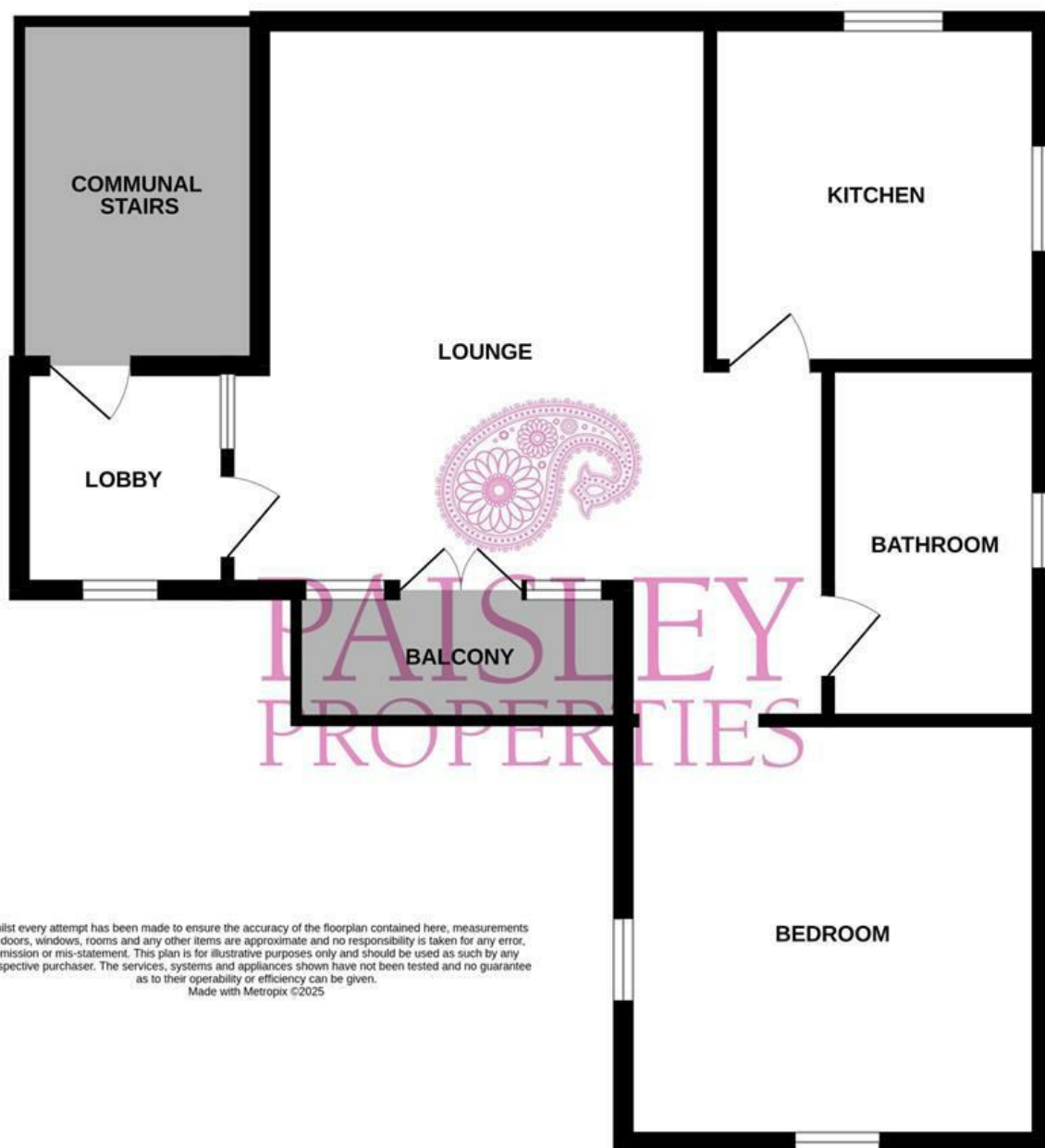
~ Paisley Properties ~

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.

~ 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. *



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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PAISLEY
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