

14 Cornfall Place,
Barnsley S70 6BW

PCM
£775 PCM



THIS MODERN, TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT HAS A SPACIOUS OPEN PLAN LIVING/DINING KITCHEN, SEPARATE UTILITY ROOM, STYLISH BATHROOM WITH SEPARATE SHOWER ENCLOSURE AND AN ALLOCATED PARKING SPACE.

AVAILABLE OCTOBER 2025 / NO PETS / NO SMOKERS / DEPOSIT: £894 / COUNCIL TAX BAND: A / ENERGY RATING: C

PAISLEY
PROPERTIES

HALL 15'11" x 3'3"



You enter the apartment via a timber door into the long hallway, having laminate flooring, entry phone, wall mounted radiator and two pendant lights. Internal doors lead to the living/kitchen diner, utility room, bathroom and both bedrooms.

UTILITY ROOM 6'10" x 4'8"



Useful extra room and having space for a washer and dryer. There is a double glazed window, wall mounted radiator, laminate flooring and extractor fan. The combination boiler is also located in the room and an internal door leads to the hallway.

LIVING KITCHEN DINER 21'11" x 13'5" irregular shape

Magnificent open plan space and flooded with light through the various double glazed windows. The living diner area has laminate flooring with flows through both areas, two pendant lights, TV aerial point and two wall mounted radiators. Open plan into the kitchen area and an internal door leads to the hallway.



KITCHEN AREA



The kitchen is made up of a good range of modern wall and base units with an ash effect finish, complimentary rolled worktops, stainless steel sink with mixer tap and tiled splashbacks in a brick pattern. Integrated appliances come in the form of an electric oven and four ring gas hob with pull out extractor hood over. There is plumbing for a washing machine or dishwasher, space for an upright fridge freezer and plenty of space for a dining table and chairs. There are two pendant ceiling lights, a double glazed window to the front adding to the natural light bathing the area. An internal door leads to the hallway.

BEDROOM ONE 12'4" x 10'9" to rear of robes



First of the two double bedrooms and each of them is an alternative master bedroom. Both having double glazed windows bringing in ample natural light and both with fitted wardrobes. This one has carpet flooring, a wall mounted, two double fitted wardrobes and pendant lighting. An internal door leads to the hallway.

BEDROOM TWO 12'2" x 10'8"



Very similar in size to the other double bedroom, this one having a triple fitted wardrobe, carpet flooring and wall mounted radiator. There is a double glazed window bringing in natural light, ceiling pendant lighting and an internal door leads to the hallway.

BATHROOM 8'8" x 5'6"



Stylish bathroom room with a four piece suite in white consisting of a tiled corner shower enclosure with thermostatic shower, panel bath with mixer tap, pedestal wash basin with mixer tap and twin flush low level WC. There is tiling on the walls to dado height, laminate flooring, a wall mounted radiator, frosted double glazed window and extractor fan. There is a ceiling light and an internal door leads to the hallway.

EXTERNALLY

There are communal grounds, assigned car parking space plus a visitor spot.

~ 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 ~

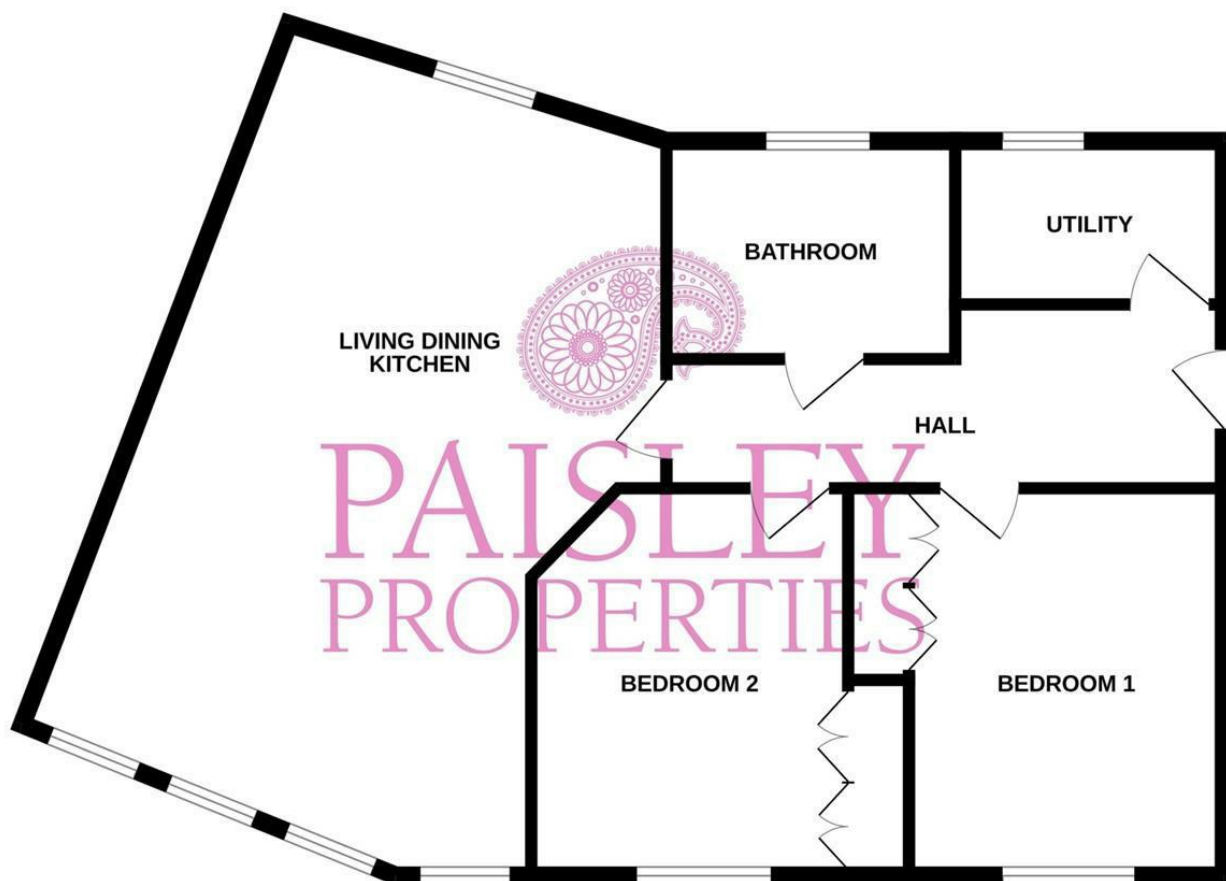
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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.
Made with Metropix 5/2025

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		
England & Wales	79	80
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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