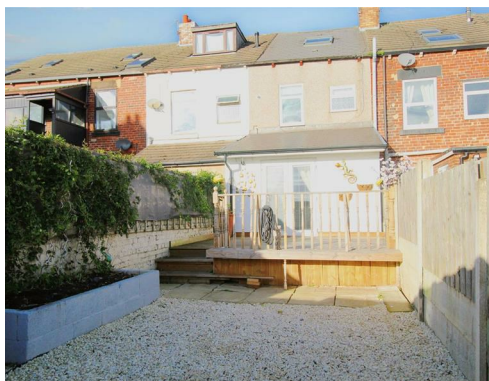
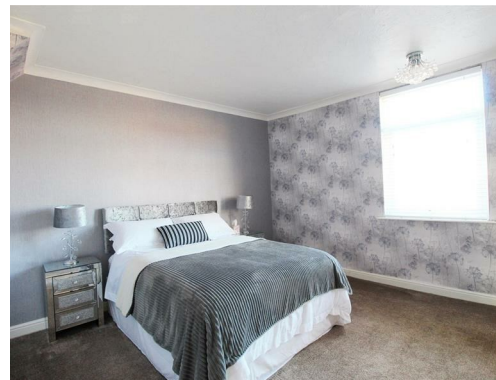


5 Market Place,  
Barnsley S72 8LX

PCM  
£795 PCM



THIS FABULOUS THREE BEDROOM MID TERRACE PROPERTY OFFERS SPACIOUS ACCOMMODATION OVER THREE FLOORS. IT BENEFITS FROM A SPACIOUS DINING KITCHEN, A COSY LOUNGE AND TASTEFUL DECOR THROUGHOUT. EXTERNALLY THE PROPERTY HAS A LOW MAINTENANCE REAR GARDEN AND ROADSIDE PARKING.

AVAILABLE ASAP, UNFURNISHED, PETS CONSIDERED, NO SMOKERS, BOND £915, ENERGY RATING D, COUNCIL TAX BAND A

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### **LOUNGE 12'11" x 12'4" max**

You enter the property through a white uPVC door into the lounge. There is a decorative stove sitting on a marble hearth with a dark wood surround as a focal point. The room is tastefully decorated in shades of gold and cream, venetian blinds and coordinating curtains hang at the window which looks out onto the street. A cream contemporary light fitting lights up the room and there is taupe carpet underfoot. Alcoves to either side of the chimney breast make perfect spaces for items of furniture and there is ample space for lounge furniture. A door leads into the stairwell.



### **INNER LOBBY**

Separating the two generous reception rooms, this area has carpet flooring, a staircase leading to the first floor and internal doors to the lounge and kitchen diner.

### **DINING KITCHEN 12'5" x 23'11" max**

This amazing dining kitchen has been fitted with pale grey gloss base and wall units, white sparkly quartz worktops and splashbacks and an inset stainless steel sink with a mixer tap over. A dual fuel range cooker is fitted into the chimney alcove with a stainless steel canopy hood extractor fan over. There is an American style fridge freezer, an electric oven and integrated microwave and space for a washing machine. The kitchen area is fully tiled with grey tiles. There is space to accommodate a large dining table and space for other items of furniture too. The décor is neutral with a taupe coloured carpet running underfoot and contemporary chandelier type light fittings. A set of French doors open to the rear garden and let light flood into the dining area, a chrome pole with silver and cream curtains completes the room. Doors lead to the cellar and the stairwell.





### **CELLAR 12'11" x 14'8" max**

Accessed via a set of steps from the kitchen this spacious cellar offers the perfect storage space.

### **FIRST FLOOR LANDING 8'5" x 7'8" max**

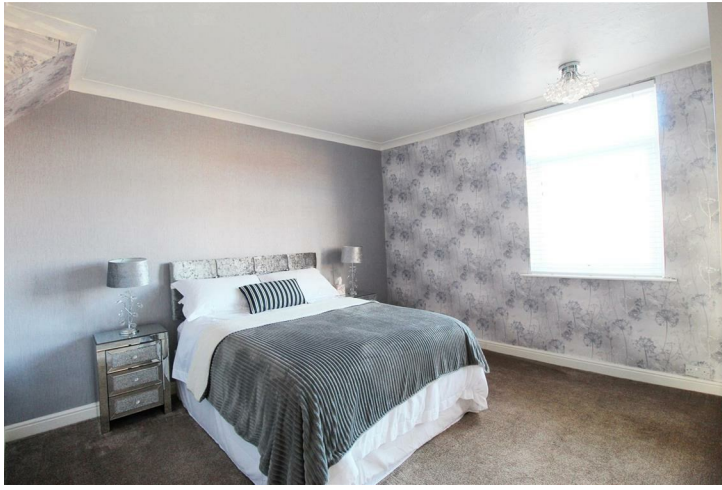
A set of carpeted stairs lead from the stairwell to the spacious first floor landing where the taupe carpet continues underfoot. Doors leads to two bedrooms, the bathroom and to a set of stairs which lead to the attic.



### **BEDROOM ONE 12'6" x 13'1" max**

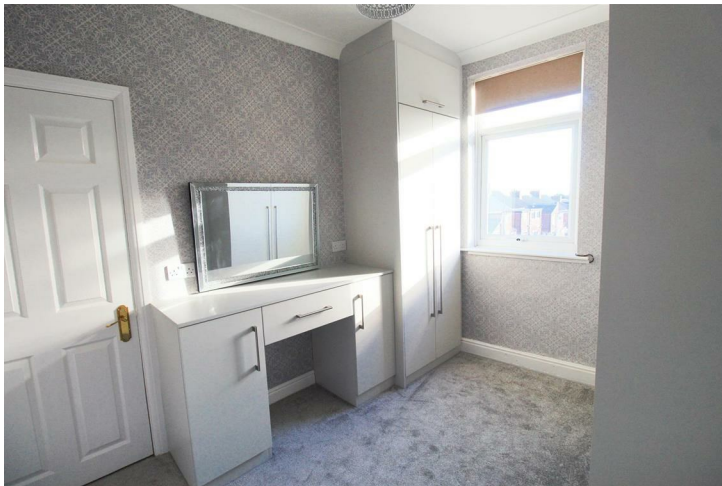
Positioned to the front of the property with a front facing window looking out over the street, this fabulous double bedroom is very spacious and benefits from fitted sliding wardrobes. There is further space to accommodate freestanding items of bedroom furniture. The room is tastefully decorated in tones of grey with a contemporary central light fitting and there is carpet underfoot. There are venetian blinds to the window and space for a TV on the wall. A door leads onto the landing.





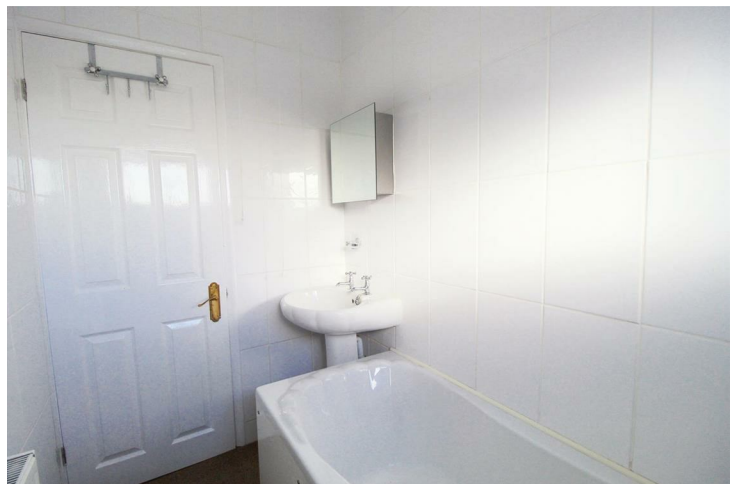
### **BEDROOM TWO 10'5" x 8'0" max**

This charming bedroom is fully fitted with pale grey bedroom furniture including wardrobes and a dressing table or desk space. There is room to accommodate a single bed. The room is neutrally decorated and there is grey carpet underfoot. A grey roller blind adorns the rear facing window which looks out over the garden. A door leads onto the landing.



### **BATHROOM 7'1" x 4'7" max**

This contemporary bathroom is fitted with a white three piece shell style suite comprising of a low level W.C., a pedestal wash basin and a bath with an electric shower over. The room is fully tiled with white tiles and there is carpet underfoot. A beige roller blind adorns the obscure window which allows natural light to enter. A door leads to the first floor landing.





### **ATTIC BEDROOM 17'1" x 12'0" max**

This superb versatile space has a Velux window allowing light to flood in. It would make a fantastic bedroom with plenty of space for freestanding furniture. The room is neutrally decorated with grey carpet underfoot and spotlights to the ceiling.



### **EXTERIOR**

To the rear of the property is a lovely enclosed rear garden with a decked area adjacent to the house just perfect for al fresco dining. A few steps takes you down to a low maintenance graveled garden with planters. A gate provides access to the rear for taking out the refuse bins.



### **~ 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).

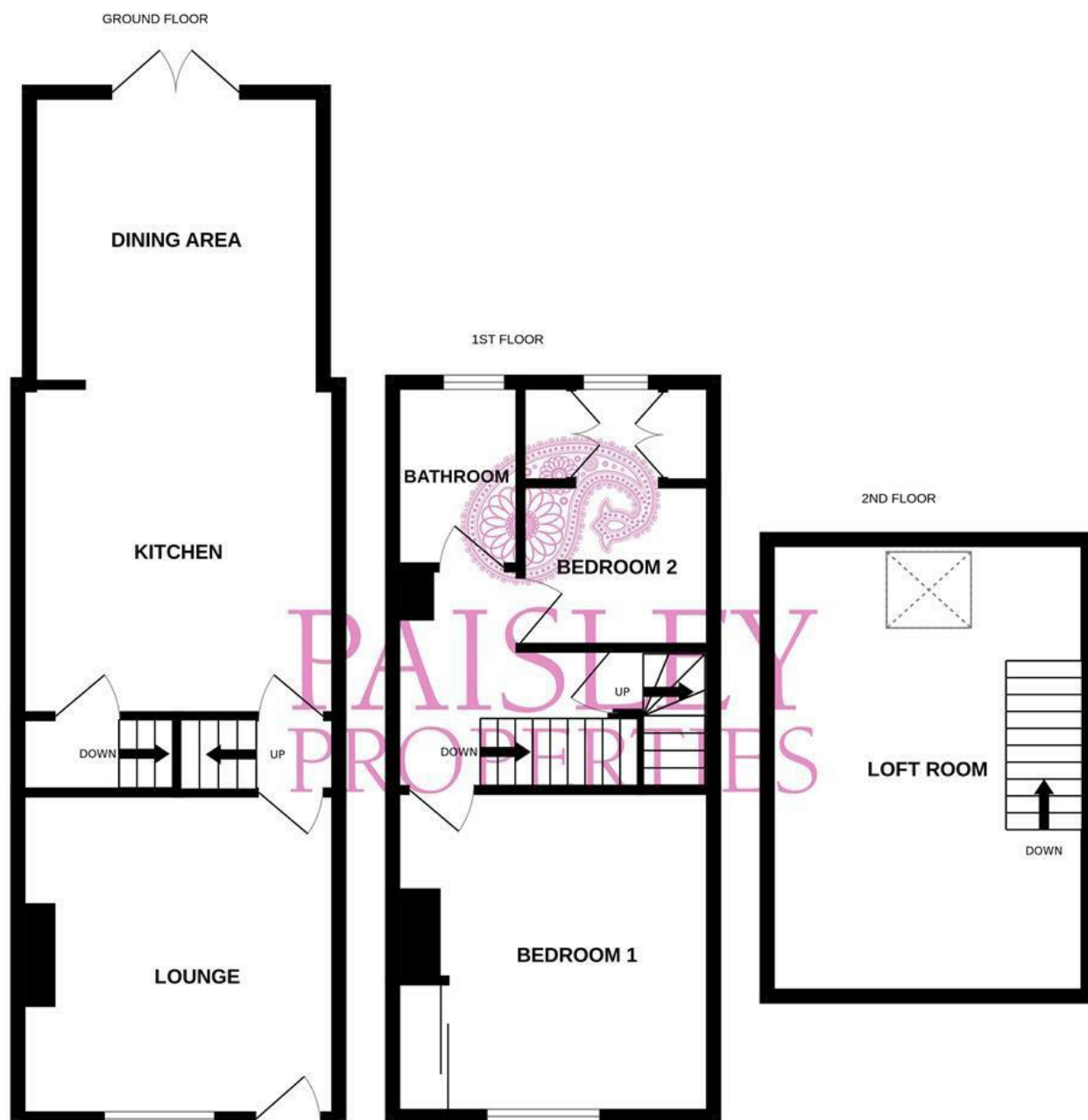
### **~ Paisley Properties ~**

We are available to do appointments up until 5pm Monday to Friday and up until 4pm on Saturday, 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>66</b>	
England & Wales		EU Directive 2002/91/EC

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

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