

19 Beever Lane,
Barnsley S75 2PL

PCM
£775 PCM



THIS MODERN TWO BEDROOM FIRST FLOOR APARTMENT HAS USE OF A COMMUNAL GARDEN AND AN ALLOCATED PARKING SPACE.

AVAILABLE IMMEDIATELY / NO PETS / NO SMOKERS / DEPOSIT: £890 / COUNCIL TAX BAND: B / ENERGY RATING: B

PAISLEY
PROPERTIES

MAIN ENTRANCE

Stairs ascend from the main entrance to the first floor where the front door to the apartment can be found.

ENTRANCE HALL 22'3" apx x 3'1" apx

You enter the property through a door into a long hallway where there is space to remove outdoor coats and shoes. A front facing window lets in natural light, there is wood effect vinyl flooring and doors lead to the living kitchen, two bedrooms, bathroom and storage cupboard.

STORE CUPBOARD

This handy cupboard neatly houses the apartments central heating boiler and provides space to store coats, shoes and other household items.



LIVING KITCHEN 20'3" apx x 13'3" max

Positioned to the rear of the property this fantastic open plan living kitchen has a glazed door and Juliette balcony which provides an outlook over communal gardens.

The kitchen is fitted with grey wall and base units, grey granite effect laminate work surfaces, black upstands and splash back and a stainless steel one and a half bowl sink and drainer with mixer tap. There is an integrated single electric oven, four ring gas hob, extractor fan, fridge freezer, dishwasher and washing machine. A breakfast bar subtly divides the kitchen and living room and provides informal dining space, a side window lets in further light, there is spot lighting and black tile effect laminate flooring.

The living room has ample space to accommodate a range of freestanding standing furniture, a ceiling light and wood effect vinyl flooring. A door leads to the hall.



BEDROOM ONE 10'0" apx x 9'8" apx

A good sized double bedroom this is situated to the rear of the apartment with a window looking out over the gardens. There is a ceiling light, carpeted flooring and doors which lead to the en-suite and hallway.



EN-SUITE 5'6" apx x 5'2" apx

Comprising of a modern three piece suite including corner curved shower cubicle with mains fed shower, square hand wash basin with mixer tap which sits upon a wood effect vanity cupboard, and a concealed unit W.C this shower room is partially tiled in attractive wall and floor tiles. The room has spot lighting, a chrome heated towel rail and a door which leads to the bedroom.

**BEDROOM TWO 13'3" apx x 11'10" into the bay**

Located to the front of the property this generously sized double bedroom has a lovely bay window and plenty of space for furniture items. There is carpeted flooring and a door which leads to the hallway.



BATHROOM 6'6" apx x 5'6" apx

This contemporary bathroom is fitted with a bath with hand held shower attachment, stylish round hand wash basin which sits on a timber unit with shelving and mirror, and a concealed unit W.C. The room is partially tiled in decorative wall tiles, has spot lighting, a chrome heated towel rail and tiled flooring. A door opens to the hallway.



COMMUNAL GARDENS

There are communal patio gardens with mature shrub borders providing the perfect sitting out areas.



ALLOCATED PARKING

The apartment comes with an allocated parking space which is numbered 19.

NEW LETTINGS INFORMATION

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.

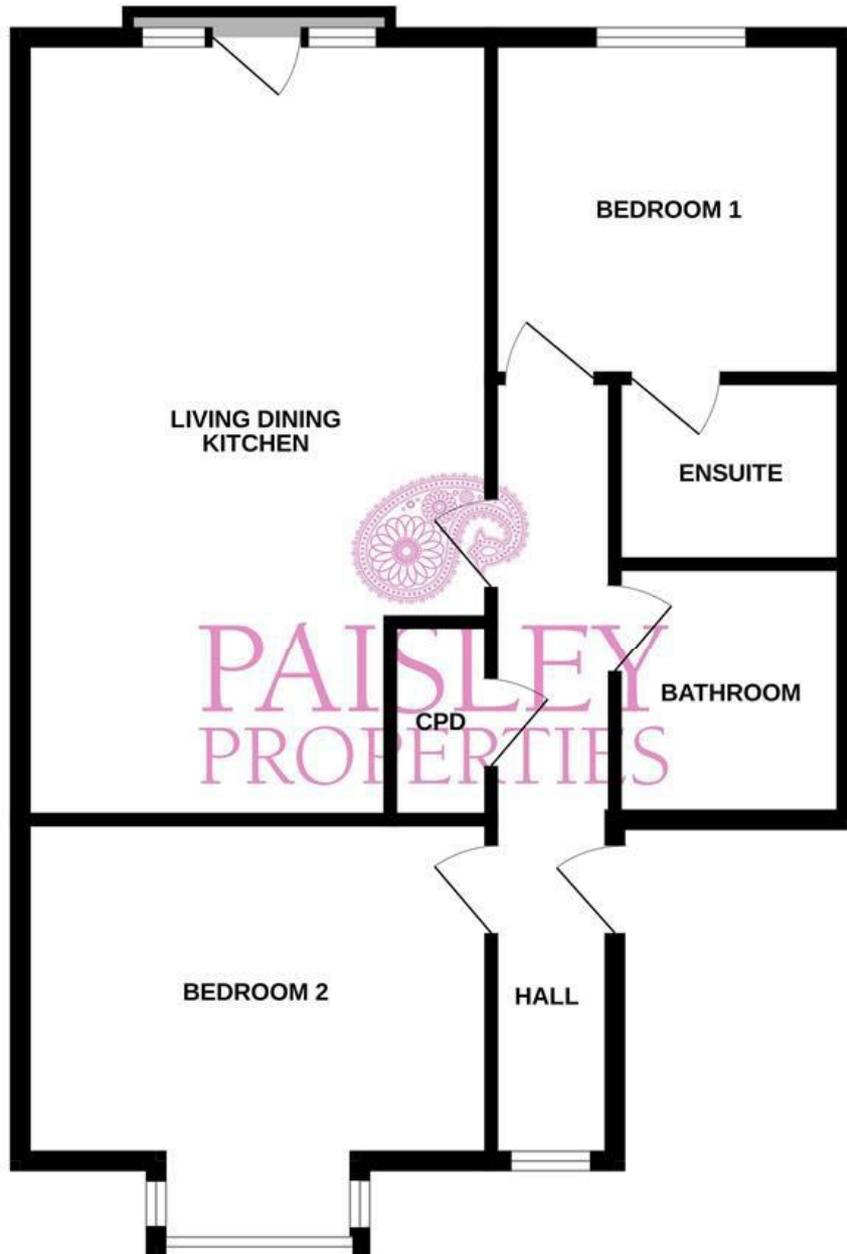
PAISLEY MORTGAGES

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 / mandy@paisleymortgages.co.uk to arrange an appointment.

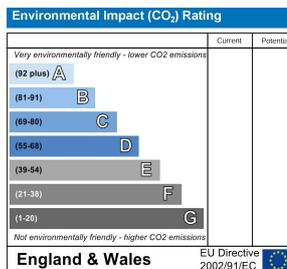
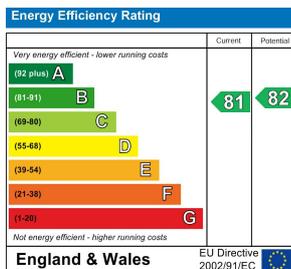
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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