

6 Gordon Street,
Barnsley S70 3PX

PCM
£625 PCM



A WELL PRESENTED, NEUTRALLY DECORATED TWO BEDROOM MID TERRACE PROPERTY BOASTING A SPACIOUS DINING KITCHEN, ENCLOSED LOW MAINTENANCE REAR YARD AND ROADSIDE PARKING.

AVAILABLE IMMEDIATELY / UNFURNISHED / PETS CONSIDERED / NO SMOKERS / BOND £720/ ENERGY RATING D / COUNCIL TAX BAND A

PAISLEY
PROPERTIES

LOUNGE 13'1" x 12'11"

You enter the property through a white uPVC door into the lounge. This fabulous lounge is light and airy courtesy of a front facing window looking out to the quiet street. There is ample space for lounge furniture and alcoves either side of the chimney breast provide perfect homes for freestanding items of furniture. The room is neutrally decorated with grey carpet underfoot and a central light fitting. A sliding door leads to the dining kitchen.



DINING KITCHEN 11'4" x 16'8" max

Located to the rear of the property with a window looking out to the rear garden, this spacious dining kitchen is fitted with timber base and wall units, marble effect laminate roll top worktops and beige country style tiled splashbacks. There are spaces for freestanding appliances, plumbing for a washing machine and a further space ready for a freestanding cooker. Dark grey carpet runs underfoot and there are pendant light fittings to the ceiling completing the room. Doors lead to staircases leading to both the cellar and the first floor. A sliding door leads to the lounge and an exterior uPVC door gives access to the rear garden.



CELLAR 6'7" x 8'2"

This spacious cellar is accessed via a set of stairs from the dining kitchen.

FIRST FLOOR LANDING

A carpeted staircase ascends from the dining kitchen to the first floor landing where doors lead to the two bedrooms and wet room.

BEDROOM ONE 13'1" x 13'1" max

This large double bedroom is positioned to the front of the property with a window overlooking the quiet street. Built in cupboards to one of the alcoves offer some storage and there is ample space for further items of bedroom furniture. The room is neutrally decorated with beige carpet underfoot and pendant lighting. A sliding door leads to the landing.



BEDROOM TWO 6'2" x 8'5" max

Located to the rear of the property with a window overlooking the rear garden space, this single bedroom has ample space for freestanding bedroom furniture. The room is neutrally decorated with dark grey carpet underfoot and a pendant light fitting. A sliding door leads to the landing.



WET ROOM 6'8" x 5'5" max

This L-shaped wet room is fitted with a white corner vanity unit with integrated hand wash basin with mixer tap and storage cupboard, a low level W.C and a wall mounted thermostatic shower with a curtain. Blush pink marble effect aqua panels adorn the walls and there is beige anti-slip flooring underfoot. A flush light fitting and a chrome heated towel radiator completes the look. A hatch gives access to the loft, an obscure window allows natural light to enter and a sliding door leads to the landing.



EXTERIOR

To the rear of the property is a low maintenance, good sized yard with a garden shed for storage. A gate leads to the lane behind giving access to the rear of the property on foot and also allowing refuse bin collection.



~ 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 will 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). If pets are allowed in the property then an increased deposit may be required.

~ 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.

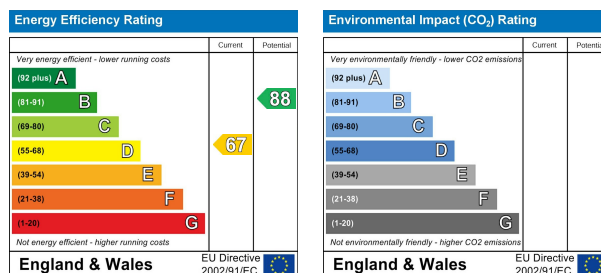
~ Paisley Mortgages ~

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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PAISLEY
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