10 High Balk,
Wilthorpe S75 1ER

PER MONTH
£750 Per Month

A GOOD SIZE TWO BEDROOM, FIRST FLOOR APARTMENT IN THIS SOUGHT AFTER MODERN DEVELOPMENT CLOSE TO LOCAL AMENITIES AND THE TOWN CENTRE AND LINKS TO THE M1. IT BENEFITS FROM A SIZEABALE, OPEN PLAN LIVING/KITCHEN/DINER, SEPARATE KITCHEN, COMMUNAL GARDEN AREA, ONE ASSIGNED PARKING SPACE AND VISITOR SPOTS.

AVAILABLE JUNE 2026 / UNFURNISHED / NO SMOKERS / BOND £865 / ENERGY RATING TBC / COUNCIL TAX BAND B

PAISLEY
PROPERTIES

Summary

A good size two bedroom first floor apartment in this modern development with excellent access to local amenities, commuting links and Barnsley Town Centre. Available mid to the end of June, the property briefly comprises: Communal secure entrance, apartment lobby with storage, generous sized lounge/diner, separate kitchen with integral appliances, two well proportioned bedrooms and bathroom. There is an assigned parking spot, visitor spaces and communal grounds.

COMMUNAL LOBBY

You enter the building via a secure communal door into the lobby where a staircase leads to the first floor.

APARTMENT HALLWAY

This welcoming 'L' shaped lobby provides plenty of space to remove coats and shoes and comes with a storage cupboard that also houses the boiler. There is an entry phone system, carpet flooring, wall panel heating and two pendant ceiling lights. Internal doors lead to the bathroom, bedrooms, kitchen and lounge diner.

LOUNGE DINER 17'9" x 12'7"

Impressively sized living room with dining space plus a generous capacity to place large living room and dining furniture. Natural light bathes the area via the two double glazed windows, there is a wall mounted panel heater, two pendant ceiling lights, one designed for each area, and carpet flooring. An internal door leads to the hallway.

KITCHEN 8'7" x 7'10"

A separate kitchen, reasonably unusual in this type of property, and very useful to divide the lounge and kitchen. There is a range of wood effect wall and base units, complimentary rolled worktops, circular stainless steel sink and drainer with tiled splashbacks. Integral appliances included an electric cooker, ceramic hob with stainless steel extractor hood over and under counter fridge with freezer box. There is plumbing for a washing machine, vinyl flooring and ceiling spotlights. An internal door leads to the hallway.

BEDROOM ONE 13′11″ x 7′2″

A good sized double bedroom with plenty of space for freestanding bedroom furniture. There is fitted carpet flooring, a wall mounted panel heater, double glazed window and pendant ceiling lighting. An internal door leads to the hallway.

BEDROOM TWO 9′3″ x 8′8″

Second well proportioned bedroom that has plenty of natural light coming from the double glazed window. There is space for freestanding bedroom furniture, carpet flooring, a wall mounted panel heater and pendant ceiling lighting. An internal door leads to the hallway.

BATHROOM 9′3″ x 5′2″

Having a three piece suite consisting of a panel bath with thermostatic shower over, pedestal wash basin and twin flush low level WC. There is a white heated towel radiator, tiling to splash areas, vinyl flooring, ceiling lighting and extractor fan. An internal door leads to the hallway.

PARKING
There is an assigned parking spot plus visitor spaces. Communal grounds are maintained by the management company.

LETTINGS INFORMATION MAPPLEWELL
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.

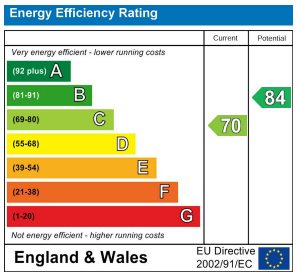
We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

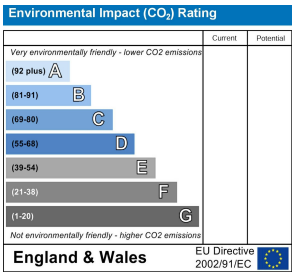
We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

PAISLEY PROPERTIES MAPPLEWELL
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 MAPPLEWELL
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. *





www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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