

12 St. Hilda Avenue,
Barnsley S70 6PG

PCM
£950 PCM



BEAUTIFULLY PRESENTED, NEUTRALLY DECORATED, DOUBLE HEIGHT EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED HOME WITH SPACIOUS LIVING ACCOMMODATION, EXCEPTIONAL KITCHEN DINER, GROUND FLOOR SHOWER ROOM, OFF ROAD PARKING TO THE FRONT AND REAR GARDENS. AVAILABLE IMMEDIATELY / UNFURNISHED / PETS CONSIDERED / NO SMOKERS / BOND £1095 / ENERGY RATING D / COUNCIL TAX BAND B

PAISLEY
PROPERTIES

Summary

Nestled in the tranquil cul-de-sac of St. Hilda Avenue, Barnsley, this extended semi-detached home offers a perfect blend of comfort and convenience. Spanning an impressive 1,066 square feet, the property boasts three generously sized double bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room that sets the tone for the rest of the home. The heart of the property is undoubtedly the exceptional kitchen diner, which provides ample space for both cooking and entertaining. The ground floor also features a modern shower room, adding to the practicality of the layout.

The home is neutrally decorated throughout, making this fabulous home very light and airy. Outside, you will find a patio and garden to the rear, perfect for enjoying the outdoors or hosting gatherings. Additionally, the property offers off-road parking for two vehicles, ensuring convenience for you and your guests.

Situated close to local amenities, this residence provides easy access to shops, schools, and recreational facilities. Furthermore, the excellent links to the motorway network make commuting a breeze, connecting you to nearby towns and cities.

This delightful home is ready for immediate occupancy, making it an excellent opportunity for those looking to move swiftly. With its spacious accommodation and prime location, this property is not to be missed.

LOBBY 3'0" x 2'10"

You enter the property through a composite door into this lobby area, a space to remove coats and shoes. There is laminate flooring and natural light is brought in via the double glazed panels to the side of the door. An internal door leads to the lounge.



LOUNGE 13'1" into bay x 13'1" max

Generous sized living room, flooded with light via the double glazed bay window to the front. There is laminate flooring, a wall mounted double radiator and pendant lighting. Glazed double doors, a lovely feature, give access to the kitchen diner and an internal door leads to the lobby.



KITCHEN DINER 20'5" x 10'3" max plus cupboard

Hugely impressive kitchen diner, improved greatly by the extension. The kitchen part has a range of wall and base units with a high gloss white finish, complimentary wood effect worktops, rectangle stainless steel sink with mixer tap and tiled splashbacks. Integral appliances come in the form of an electric oven, ceramic hob and stainless steel extractor hood over plus there is space for a fridge freezer and plumbing for a washing machine. There is laminate flooring, two wall mounted double radiators and plenty of space for a dining table and chairs. There is a combination of pendant lighting and inset spotlights and extra storage via the under stairs cupboard. A glass panelled external door leads to the patio and garden, an internal door to the inner lobby, glazed double doors to the lounge and a staircase to the first floor landing.



INNER LOBBY 3'4" x 3'2"

Useful area that could be utilised as extra storage for the kitchen or shower room. There is laminate flooring and internal doors to the kitchen diner and shower room.



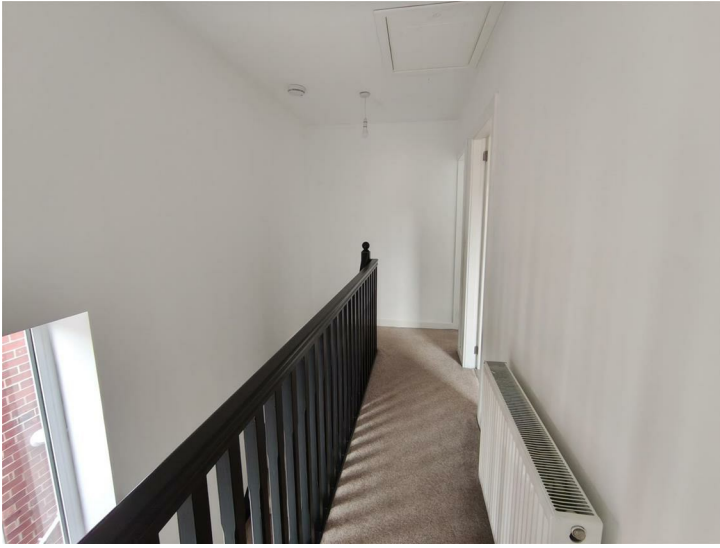
SHOWER ROOM 9'6" into shower x 5'9"

Modern ground floor shower room having a three piece suite in white consisting of a tiled shower enclosed with overhead rain shower and separate hose, vanity wash basin with storage under and mixer tap and twin flush low level WC. There is additional tiling to splash areas, vinyl flooring and a wall mounted double radiator. There are inset ceiling spotlights, natural light is brought in via the double glazed window with obscure glass and an internal door leads to the inner lobby.



LANDING

Stairs ascend from the kitchen to the first floor landing with carpet flooring, access to the loft space, a wall mounted double radiator and pendant ceiling lighting. Internal doors lead to all bedrooms.



BEDROOM ONE 13'2" max x 11'5"

Generous double bedroom with plenty of space for freestanding bedroom furniture. There is carpet flooring, a wall mounted double radiator and pendant ceiling lighting. The double glazed window to the front lets in plenty of natural light and an internal door leads to the landing.



BEDROOM TWO 10'5" x 7'10"

Second double bedroom, this time located at the rear of the property, in the extension. The double glazed window overlooks the garden, there is carpet flooring and a wall mounted double radiator. There is plenty of space for free standing bedroom furniture, pendant light to the ceiling and an internal door leads to the landing.



BEDROOM THREE 9'7" x 6'11"

Third well proportioned bedroom having carpet flooring and a lovely feature, panelled wall. There is a wall mounted double radiator double glazed window overlooking the rear garden and ceiling pendant lighting. An internal door leads to the landing.



EXTERNALLY

The lock paved driveway to the front gives off road parking for two side-by-side cars. The shared driveway to the side gives access to the rear garden ,via a private gate, which is a combination of good size patio and lawn, enclosed by timber fence.



~ 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.

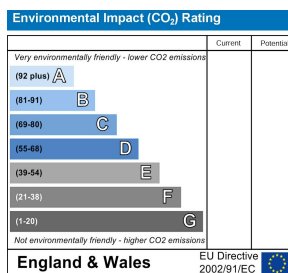
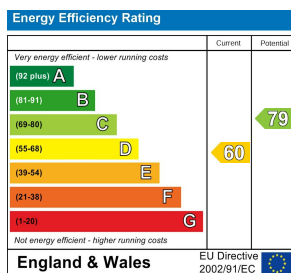
~ Paisley Properties ~

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. *



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

PAISLEY
PROPERTIES