



**HOUSE
STYLE**
Apartment

**RECEPTION
ROOMS**
1

BEDROOMS
1

EPC RATING
E

Well placed
for daily
commuting

This very well proportioned first floor one bedroom flat is offered on an unfurnished basis with immediate availability, and is likely to prove of particular interest to the single person or couple seeking a well proportioned and affordable rental property. Served by a good range of local facilities and of course very well placed for daily motorway commuting, the accommodation provided extends to: ground floor entrance with staircase rising to first floor, first floor hall, generous living room, double bedroom, kitchen with integrated cooking facilities, shower room.

£395 pcm

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Property Details

GROUND FLOOR A side facing entrance door opens to provide entry to the property. A staircase then rises to the first floor.

FIRST FLOOR

HALLWAY With single panel radiator and in turn offering access to the following.



LIVING ROOM 15' 1" x 12' 1" (4.6m x 3.68m) Three front facing picture windows provide excellent levels of natural light to this very well proportioned room. There is wiring for satellite television, a feature timber fireplace to the chimney breast, and a double panel radiator.



KITCHEN 9' 0" x 9' 5" (2.74m x 2.87m) Providing a range of beech effect cupboards to base and eye level, there is an expanse of worktop surfaces with inset stainless steel sink unit, plumbing facilities for a washing machine, free standing electric cooker, and wall mounted Ferroli gas fired combination heating boiler.





BEDROOM 11' 7" x 10' 3" (3.53m x 3.12m) Having a side facing window, double panel radiator and also giving access to a useful walk in store.



SHOWER ROOM 5' 4" x 5' 3" (1.63m x 1.6m) Providing a three piece suite in white comprising of a tiled shower cubicle with Redring electric shower, pedestal wash hand basin and low flush WC. There is also a radiator.

OUTSIDE There are no gardens allocated to this property and therefore there is no external maintenance. Vehicle parking is available on the adjacent carriageway.

SERVICES All mains are laid to the property.

HEATING A gas fired central heating system is installed.

DOUBLE GLAZING The property benefits from uPVC sealed unit double glazing.

LANDLORD STIPULATIONS The landlord stipulates that there should be no smokers or pets in the property.

BOND A bond of £455 is payable in advance

DIRECTIONS Postcode: WF5 0AL for SatNav purposes.

For More information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

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