



PER MONTH

**£1,350 Per Month**  
**Thurnscoe Hall Mews**

Thurnscoe, Rotherham, S63 0AF

## PROPERTY SUMMARY

Available to rent in the sought-after Thurnscoe Hall Mews, this charming mews home combines modern comfort with peaceful surroundings. Offering 721 sq ft of thoughtfully arranged living space, this newly built property is perfectly suited to families or professionals looking for both style and convenience.

The property includes three/four well-proportioned bedrooms, providing plenty of room for rest and privacy. A welcoming reception area offers an inviting space for hosting guests or relaxing at the end of the day. The home also benefits from two contemporary bathrooms, designed to make daily routines smooth and comfortable.

A key highlight is the property's private courtyard setting, creating a quiet escape from everyday life. Practicality is further enhanced by the inclusion of a useful utility room. Ideally positioned for commuters, the townhouse offers excellent access to the A1 and M1 motorways, ensuring easy travel to surrounding areas. Private parking for two vehicles adds further convenience—a real advantage for busy lifestyles.

4



2



1





## LOCAL AUTHORITY

Barnsley MBC

## TENURE

## EPC RATING

B

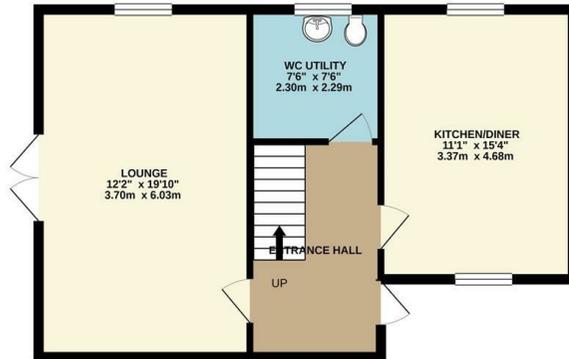
## COUNCIL TAX BAND

C

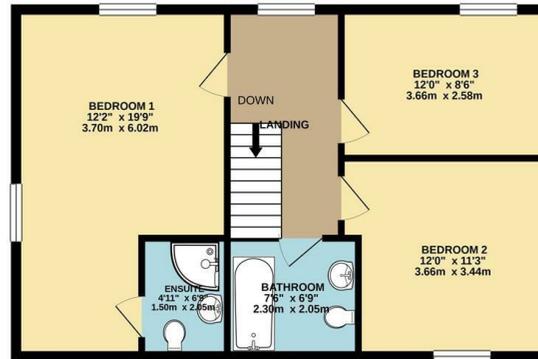
## VIEWINGS

By prior appointment only

GROUND FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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