



£950 Per Month
Burton Road

Barnsley, S71 2AA

PROPERTY SUMMARY

The Property Shop are delighted to offer for rent this beautifully presented two bedroom end-terrace property, situated in the highly desirable area of Monk Bretton. Offering spacious accommodation arranged over three floors, this impressive home is finished to a high standard throughout and must be viewed to be fully appreciated. The accommodation briefly comprises an extended entrance hall, a generous lounge featuring attractive wooden flooring and a charming feature fireplace, and a spacious kitchen diner fitted with a modern range of wall and base units, integrated oven, hob and extractor, together with a selection of additional built-in appliances.

To the first floor is a well-proportioned double bedroom complete with a walk-in wardrobe, alongside a stylish fully tiled family bathroom featuring a white four-piece suite, including a freestanding shower enclosure and wall-mounted television. The second floor offers a versatile converted attic room with Velux windows and a contemporary glass balustrade, providing an ideal additional bedroom, home office or hobbies room. Further benefits include gas central heating, uPVC double glazing, an enclosed rear garden and a separate garage. Properties of this quality are rarely available for long.

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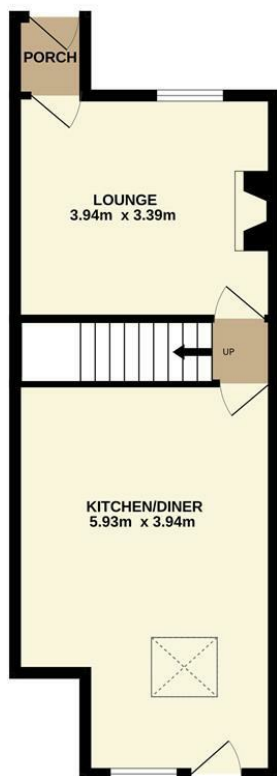




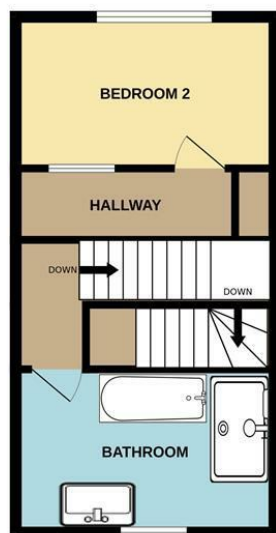




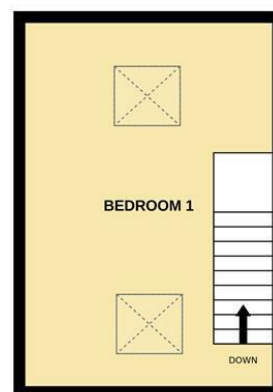
GROUND FLOOR
39.6 sq.m. approx.



1ST FLOOR
30.8 sq.m. approx.



2ND FLOOR
22.4 sq.m. approx.



TOTAL FLOOR AREA: 92.8 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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LOCAL AUTHORITY

BMBC

EPC RATING:

D

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-90) C		
(55-68) D	57	
(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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