



£525 Per Month
Oakwell Court

Barnsley, S70 1TJ

PROPERTY SUMMARY

To let is this modern ground-floor studio apartment, located within the popular Oakwell Court development, just off Oakwell Lane and Doncaster Road, Barnsley. Ideally positioned on the main routes to Barnsley, Rotherham and Doncaster, the property is perfect for commuters, with the Transport Interchange approximately a 5-minute walkaway.

The apartment offers a well-planned and efficient layout, extending to approximately 335 sq ft, maximising space and functionality. The accommodation comprises a fitted kitchen with electric oven, hob and extractor, along with integrated fridge freezer and combined washer/dryer. There is a living area, a defined double bedroom space, and a modern shower room fitted with a white suite.

Further benefits include gas central heating and allocated parking for one vehicle, a valuable feature in this convenient and well-connected location. Oakwell Court enjoys easy access to local amenities including shops, cafes and green spaces, along with excellent transport links, making this an ideal home for a single professional or couple seeking comfortable and convenient living.

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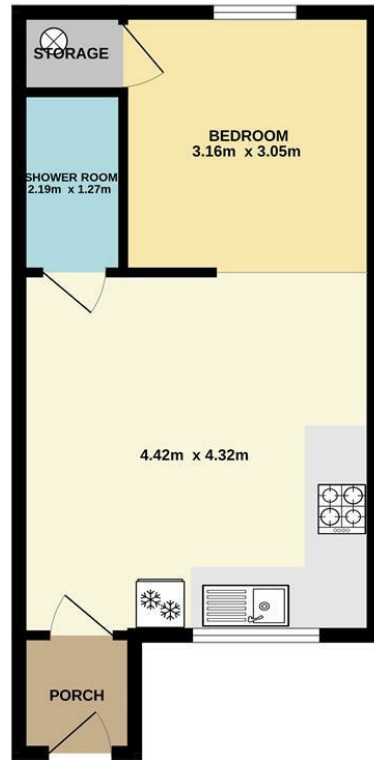


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GROUND FLOOR
34.7 sq.m. approx.



TOTAL FLOOR AREA : 34.7 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

C

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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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