

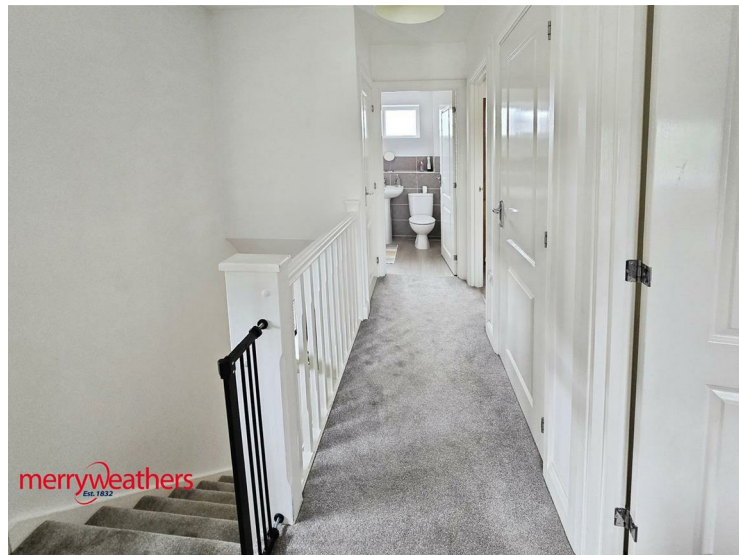


5 Grosvenor Gardens, Barnsley, S70 6JH

**£1,200 Per Calendar Month**

An exceptional residence on prestigious Grosvenor Gardens is coming available to rent, combining timeless elegance with modern luxury in one of the most sought-after areas of Barnsley. Viewing is highly recommended. Excellent location for commuting with the M1 motorway nearby. Ideal for Barnsley Hospital and a short leisurely walk into town to sample the great attractions the area has to offer. Available the end of September.

## Entrance hall



From the external front door is this lovely light and airy hallway, with storage cupboard, access to the Cloakroom, kitchen, lounge and first floor via the stairs.

## Kitchen/diner 18'4" x 8'8" (5.61 x 2.65)



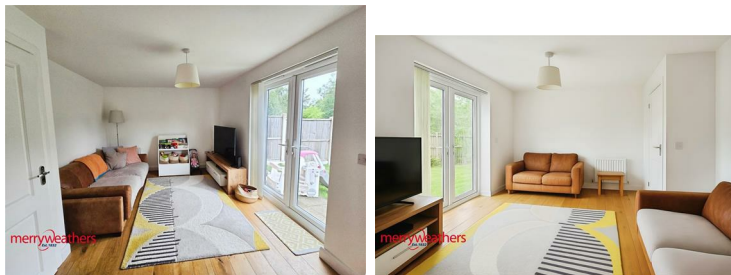
What a beautifully modern room, with large window offering lots of light. The kitchen space has a great range of wall and base units with oven, hob and other appliances available.

## Cloakroom



Downstairs cloakroom with wash hand basin and WC.

## Lounge 15'1" x 10'4" (4.62 x 3.17)



Another great room overlooking the rear garden, this area is neutrally decorated with wood flooring and excellent for relaxing after a busy day at work.

## Bedroom one 12'4" x 7'1" (3.76 x 2.18)



Large double bedroom to the rear elevation, decorated to a high standard with carpet and wardrobes.

## Bedroom Two 11'10" x 8'1" (3.63 x 2.47)



Second double room to the front of the property with large window, wardrobes, neutral decoration and carpet.

## Bedroom Three 8'9" x 6'7" (2.67 x 2.03)



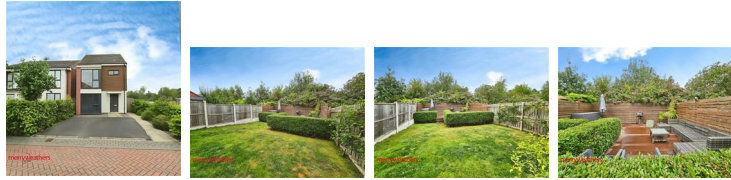
Currently being used a nursery, this lovely good sized room has neutral decoration, carpet and overlooks the rear of the property.

## Bathroom 6'7" x 5'6" (2.03 x 1.70)



Comprises of a white 3 piece suite with shower over the bath. Wash hand basin, and WC. Matching wall tiles and vinyl flooring.

## External



To the front of this great family home is open plan driveway for two cars with access to the rear garden at the side. The rear garden is beautiful and has it's own hide away area with the decking surrounded by the lovely hedges. A perfect suntrap in the summer.

## Tenancy Information

Rent: £1200.00

Bond: £1384.00

Holding Deposit: £276.00

EPC Rating: C

Council Tax Band: C

Property Type: Detached

Tenure: Freehold

Parking Type: Driveway

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile

signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

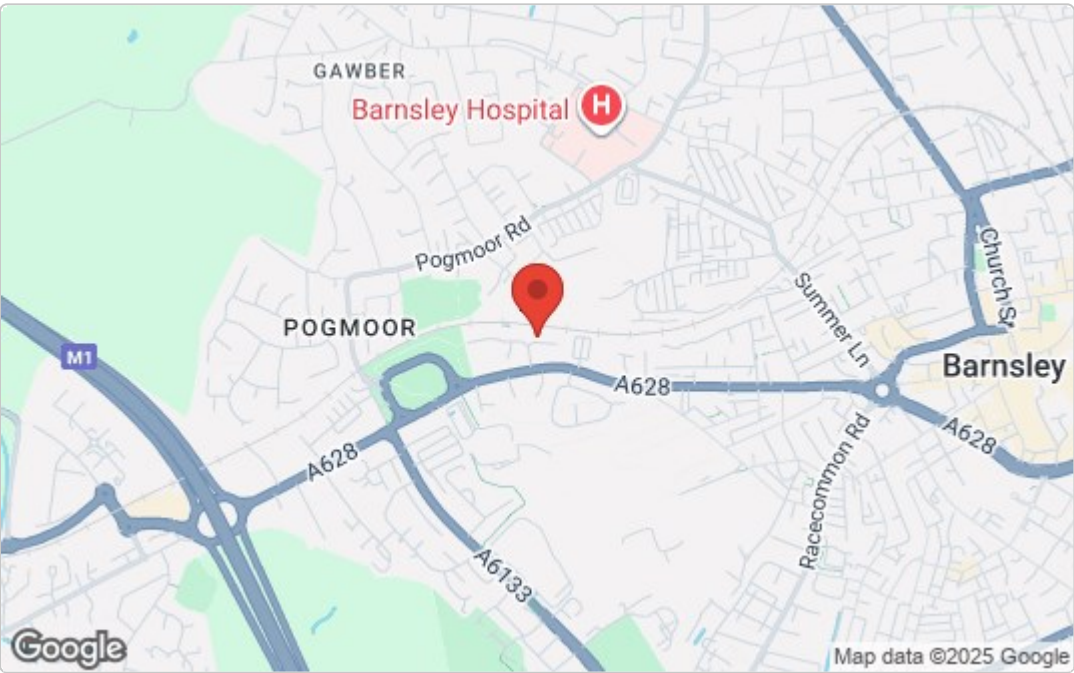
<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan

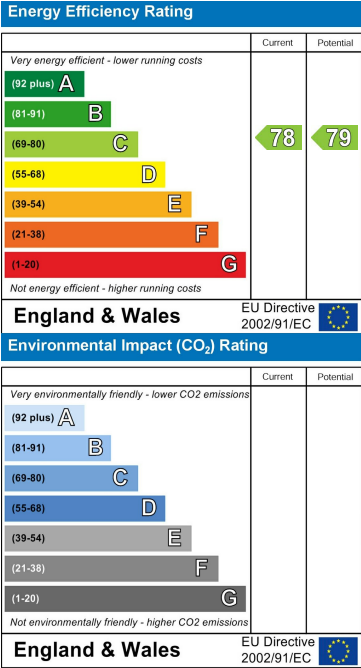


Total Area: 75.1 m<sup>2</sup> ... 808 ft<sup>2</sup>

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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