



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	55
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	78
EU Directive 2002/91/EC	

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We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.



# Stoneacre Properties

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Wilthorpe Road, S75 1JA

£1,195 Per Calendar Month

- NEWLY REFURBISHED
- OPEN PLAN KITCHEN/DINING
- DOWNSTAIRS W/C
- GARAGE
- DRIVEWAY PARKING
- THREE BEDROOM SEMI
- COUNCIL TAX BAND B
- EPC D

Stoneacre properties are delighted to offer this newly refurbished semi-detached house on Wilthorpe Road in Barnsley. The property boasts three well-proportioned bedrooms, making it ideal for families or professionals looking for extra space.

Upon entering, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. The downstairs W/C adds convenience, ensuring that the home meets the needs of modern living. The property is offered unfurnished, allowing you the freedom to personalise the space to your taste. \*Please note the washing machine photographed is not included.

The exterior of the home is equally appealing, featuring both front and rear gardens that provide a lovely outdoor area for leisure and recreation. Additionally, the property benefits from a garage and driveway parking, ensuring that you have ample space for vehicles and storage.

This home combines contemporary design with practical features. With its prime location and thoughtful layout, this property is not to be missed. Whether you are a first-time renter or looking to relocate, this charming house on Wilthorpe Road is ready to welcome you home.

AVAILABLE NOW

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