



BYWATER HERRING
SALES & LETTINGS
A TRADITION OF TRUST



TO LET



The Nook Hoylandswaine
£950 Per Calendar Month

- Exclusive Village Location
- Newly Decorated Through Out
- Cosy Log Burner For Winter Evenings, Curl Up With Cocoa And A Good Book
- Village School Rated Good And Good Grammar School 5 Mins Drive
- Council Tax Band A
- Breath-taking Countryside Views
- 10 Mins From M1 - Leeds or Sheffield In Under An Hour
- Low Maintenance Garden Catches The Evening Sun
- Long Term Let Available
- Understanding Private Landlord

Hang On, Stop Scrolling, It's True, It's Not A Mirage, No Unicorns Here. Just A Beautiful Family Home For Rent In Hoylandswaine.

THE PROPERTY

Tucked away in a cul de sac with the village green to the front. Rolling fields to the rear. This lovely home has been nurtured by the current owner. Now offering the opportunity to live in a secluded backwater that's so rare to come by. With a welcoming log burner, you'll soon be snuggled and cosy on winter's evenings. The kitchen is newly fitted. A spacious dining area with a generous utility room for wet coats and muddy boots. Three bedrooms and a bathroom upstairs. Make this a comfortable family home. And it is sturdy and spacious.

It might not have off road parking. But there is no through traffic and lots of room to park. Being only 10 minutes from the M1 and Barnsley, you can be in Leeds or Sheffield in under an hour. The garden is quaint and low maintenance. Perfect for entertaining and barbecues on sultry summers evenings. But most spectacular of all are the views. Money cannot buy views like this. But living in this gorgeous home, you can drink it in throughout all the seasons. There is a good village primary school within a 7 minute walk and the good local Grammar School is only 10 minutes in the car.

Anytime of the day, any weather, ditch the computer games. And working from home. Turn off the superfast broadband that connects you with the outside world. And throw on your walking boots and get back to nature. It's there, at the end of your garden. And when you get back, call in at one of the friendly village hostellers. Or in summer, pop across the road and watch the cricket with a glass of Pimms.

So not only do you have the opportunity to live in this exclusive village. But it comes with a great landlord. Who has engaged a professional registered letting agent. To make sure not just the house, but you are looked after in tip top condition. So you can settle into this fantastic area in the place that you can make the house of your dreams. With the security of knowing you're going to get top quality service. Because of this, only great tenants can apply. Give us a call 01933 427742 but be quick, this rarity is going to be snapped up!

