



# HODSONS



PCM

**£1,000 PCM**

**Havercroft Rise**

Barnsley, S72 9BH



## PROPERTY SUMMARY

Welcome to this charming detached house located in the desirable area of Havercroft Rise, South Hiendley. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms and two bathrooms, there is ample space for everyone in the household.

Recently decorated throughout, this house exudes a fresh and modern feel. The new carpets add a touch of luxury and comfort to the living spaces. The two double bedrooms on the first floor offer privacy and tranquillity, while the additional bedroom/dining room at the rear provides versatility to suit your needs.

Whether you are looking for a spacious family home or a place to host gatherings, this property offers the perfect canvas for you to create lasting memories. Don't miss out on the opportunity to make this house your home in the heart of South Hiendley.

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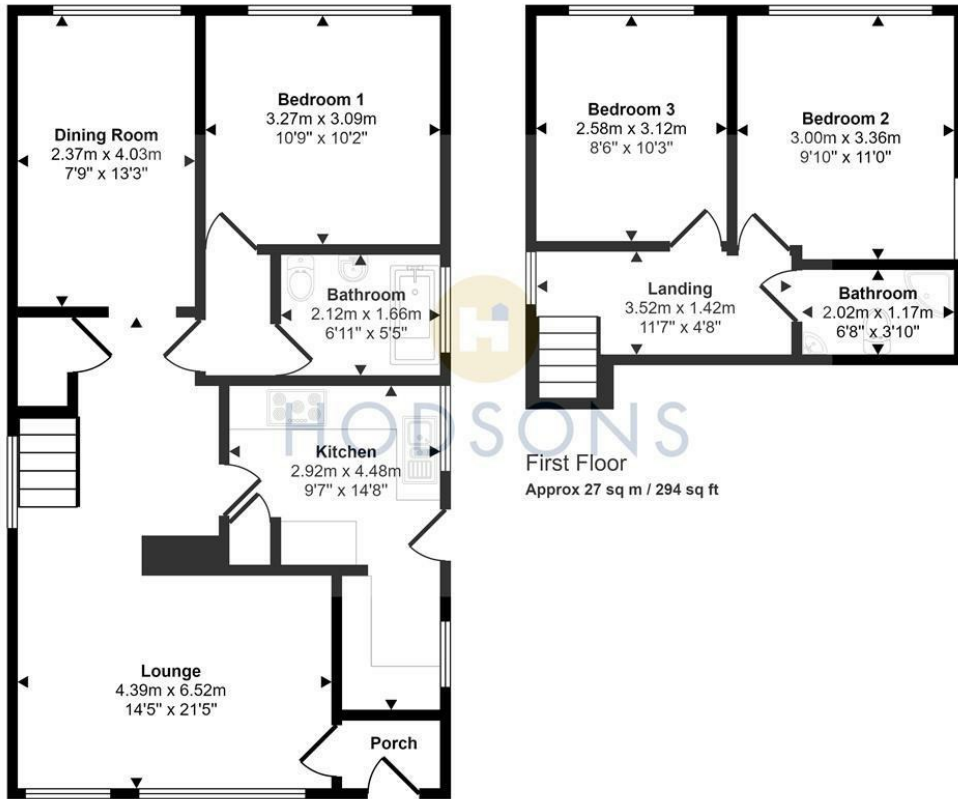


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Approx Gross Internal Area  
90 sq m / 965 sq ft



Ground Floor  
Approx 62 sq m / 670 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**LOCAL AUTHORITY**  
Wakefield Council

**TENURE**

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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