



**HOLMSLEY LANE, BRIERLEY, S72**  
£1,600 per month\*

**Carter Jonas**



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# HILLCREST, HOLMSLEY LANE, BRIERLEY, BARNSELEY, WEST YORKSHIRE, S72 9EX

A detached 5 bedroom brick built property situated within the village Brierley.

- 5 Bedrooms
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Utility Room
- Bathroom
- En suite Shower Room
- Gardens
- Off-street parking

## THE PROPERTY

Accommodation comprises - Entrance hall, sitting room, dining room/study, living room/kitchen/breakfast room, inner hall with WC, utility room and boot room. To the first floor are five bedrooms, ensuite shower room and separate family bathroom

Externally there is a garden to the front and left hand sides of the property with off road parking. The Land adjacent to the property is not for the use of the tenants.

Pets considered. No access to Loft. No white goods. Range cooker and log burner. Mains electricity and water. Septic Tank. LPG Gas Heating (Avanti Gas). Flood Zone 1 – Low Risk.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Available unfurnished from late October 2025 for an initial 6 or 12 month term.

EPC Exempt. Council Tax Band E (please see Wakefield Council Website for current cost)

At a rent of £1,600 per calendar month

Holding deposit of 1 week's rent £369

Security deposit of 5 weeks rent £1,846



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## ADDITIONAL INFORMATION

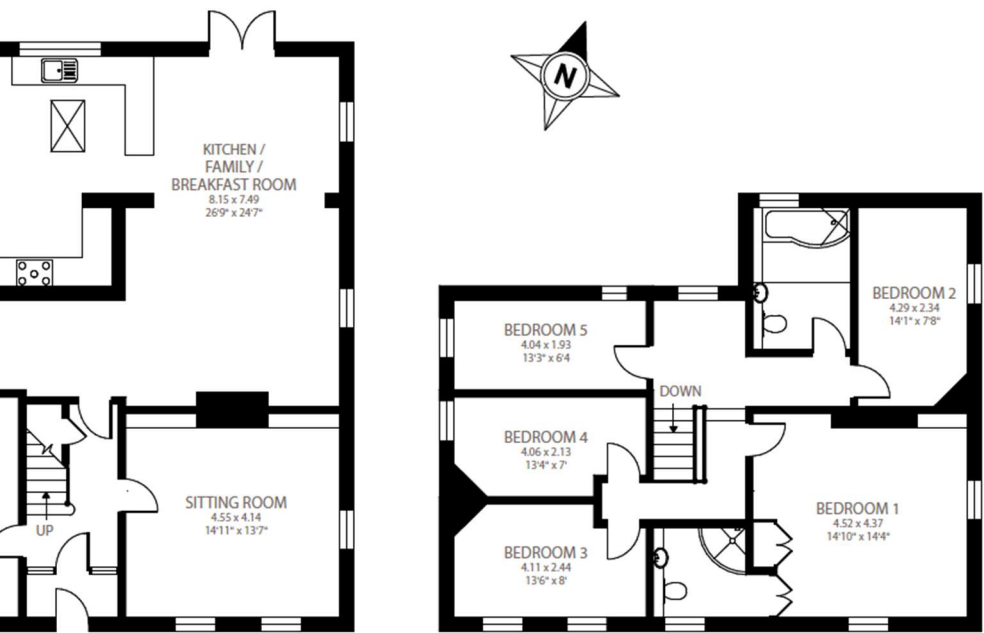
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Wakefield Council - Council Tax Band E

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Hillcrest, Holmsley Lane, Brierley, Barnsley, S72

Approximate Area = 2366 sq ft / 219.8 sq m  
For identification only - Not to scale



FIRST FLOOR

in accordance with RICS Property Measurement Standards incorporating  
Measurement Standards (IPMS2 Residential). © nitchecom 2022.  
has. REF: 867757

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Classification L2 - Business Data



**IMPORTANT INFORMATION**

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