



Apartment 24, College House Huddersfield Road, Barnsley, S75 1DS

£735 Per Calendar Month

To let: a one-bedroom flat in College House, conveniently located on Huddersfield Road in Barnsley. The property is presented in good condition and comprises one reception room, a fitted kitchen and a bathroom. It benefits from an EPC rating of D and falls within Council Tax Band A, helping to keep running costs manageable. The flat is well placed for Barnsley town centre, offering access to a range of shops, supermarkets and local amenities. Barnsley College and local green spaces such as Locke Park are within easy reach, providing leisure and recreational options.

Entrance Hallway

With Stairs leading to the lower and upper levels, telephone entry intercom and electric radiator.

Lounge 10'2" x 19'0" (3.11 x 5.81m)



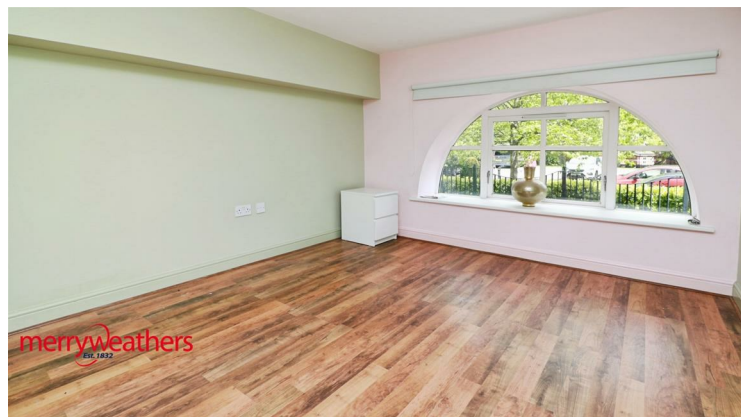
The Lounge is a superb space for living dining with Double-glazed patio doors opening onto the private garden. The room is neutrally decorated with Laminate flooring and Electric radiator.

Kitchen 7'1" x 6'9" (2.18 x 2.07m)



Set to the rear of the lounge is this well equipped kitchen with a roll edge work surface and stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With integrated appliances to include washer dryer, dishwasher and fridge freezer. The kitchen also has the added benefit of a large under stairs storage cupboard.

Bedroom 10'2" x 12'4" (3.11 x 3.76m)



Located to the rear of the property with a large feature

window allowing lots of natural light. The Bedroom is of double size with neutral décor, laminate to the flooring and electric radiator.

Bathroom 7'3" x 6'7" (2.21 x 2.01m)



With a three piece suite comprising of a bath with shower above, pedestal hand wash basin, low flush WC and electric heated towel rail

External



The property offers a secure gated carpark to the rear accessed with electronic fob. There are visitor carparking spaces to the front of the property along with extensive communal gardens.

Private Garden

Situated to the rear of the property is a private courtyard style garden, perfect for those warmer days relaxing in the sun.

Tenancy Information

Rent: £735
Deposit: £848
Holding Deposit: £169
EPC Rating: D
Council Tax Band: B
Property Type: Ground Floor Apartment
Tenure: Leasehold
Parking Type: Allocated Parking
Restrictions: N/A
Construction Type: Brick
Heating Type: Electric
Water Supply: Mains
Sewage: Mains
Gas Type: N/A

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

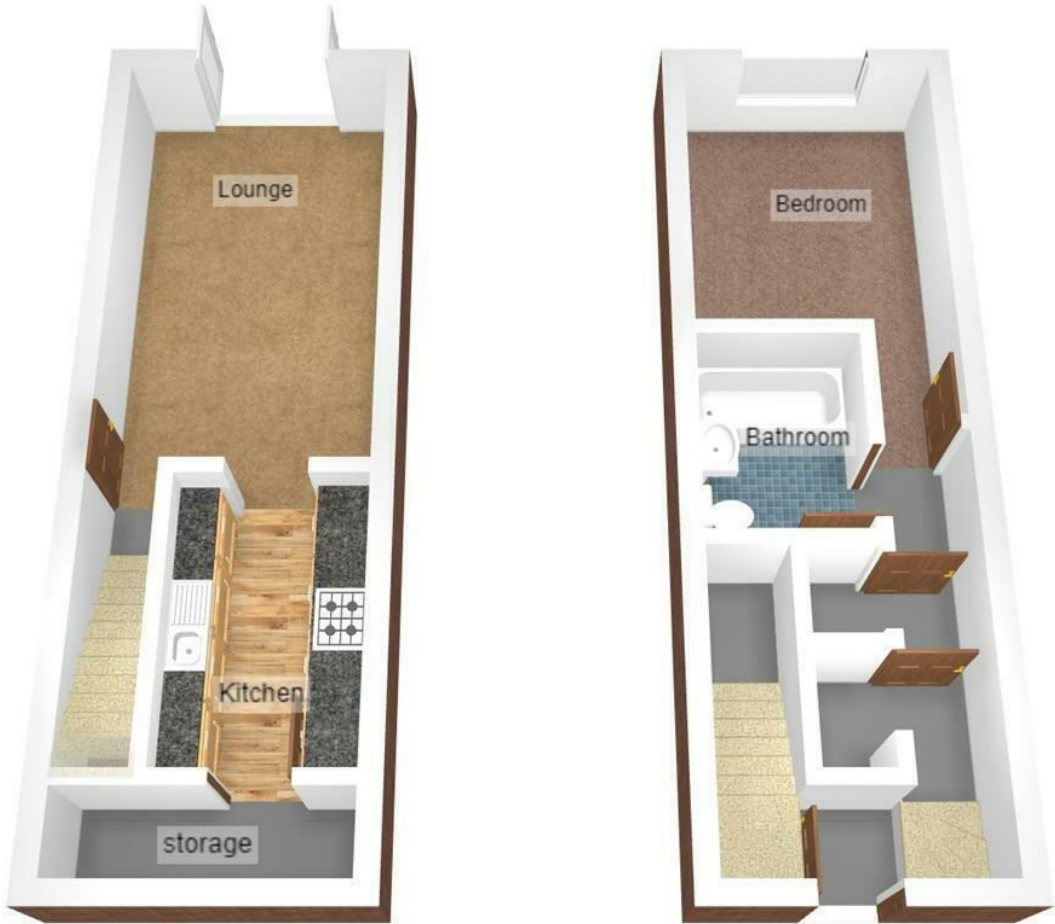
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

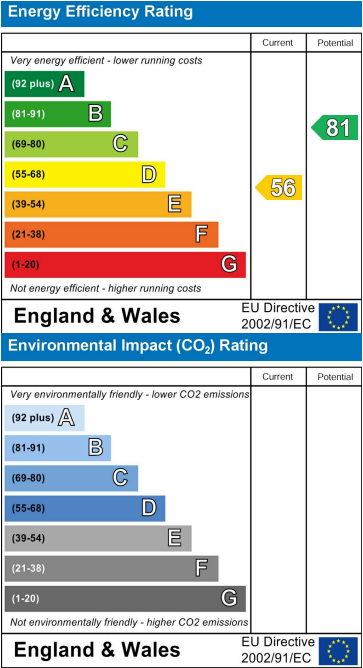
Floor Plan



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.

www.merryweathers.co.uk
Merryweathers (Barnsley) Limited 8 Regent Street, Barnsley, S70 2EJ
Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk
Offices also at: Rotherham & Mexborough
Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

