



The Lyndons Broad Carr Road, Hoyland, Barnsley, South Yorkshire, S74 9BP

£950 Per Calendar Month

****Available Now**** is this beautifully presented, spacious, extended home located in Hoyland which provides great bus routes and only a 5 minute drive to Elsecar Train Station, with amenities close by and a short drive to Hoyland Springwood Primary School! Offering off street parking, a double garage and a large garden to rear, this property is perfect for families or a couple looking to grow their family.

Call Merryweathers to arrange your viewing, before it's too late!

Kitchen



With a comprehensive range of wall, base and drawer units and integrated appliances to include an electric oven, hob and stainless steel hood above. the kitchen benefits from a stainless steel sink and drainer unit and French doors looking out on to the garden.

Lounge



With a front facing UPVC window and door, carpet to the flooring and the focal point of the room being the chimney breast with log burner inset.

Dining Room



With a stone feature fireplace with electric fire inset, central heating radiator and side facing UPVC window.

Bedroom One



With a front facing UPVC window, central heating radiator and a range of fitted wardrobes.

Bedroom Two



Located in the attic is this rear facing double sized bedroom with central heating radiators and fitted wardrobes.

Bedroom Three



With a rear facing UPVC window and central heating radiator.

Bathroom



Consisting of a four piece suite:- walk in shower, bath, hand wash with vanity unit and low flush WC. With central heating radiator and opaque double glazed window.

Front Elevation



To the front of the property is a pebbled garden with driveway which in leads to the double garage located to the rear.

Rear Elevation



To the rear of the property is a double garage with courtyard area and a large, lawned garden.

Tenancy Information

Rent: £950

Deposit: £1,095

Holding Deposit: £219

EPC Rating: E

Council Tax Band: B

Property Type: Semi-detached House

Tenure: Freehold

Parking Type: Off Street Parking

Restrictions: N/A

Construction Type: Brick

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

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>

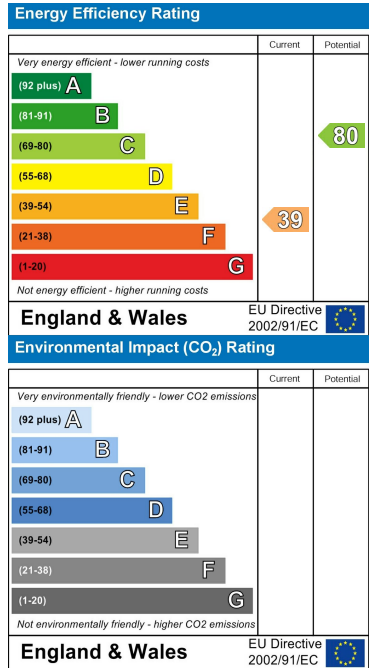
- Available Now
 - Schools Close By
 - Double Garage
- Near to Amenities
 - Great Public Transport Links
 - Large Rear Garden



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.