



96 Churchfield Lane, Kexbrough, Barnsley, S75 5DL

**£850 Per Month**

What a beautifully presented property on the outskirts of the popular village of Darton. Viewing is highly recommended to appreciate this property inside. The area is perfect for access to local amenities and great for commuting with the M1 motorway close by. Main bus routes and train station are nearby offering links into Barnsley and through to Wakefield. The property is available on a 12 month let and Deposit replacement scheme is available.



## Hallway



A lovely porch area to the front elevation with access into the hallway leading to stairs and lounge.

## Lounge 15'2" x 13'10" (4.63m x 4.22m)



This beautifully presented spacious room is perfect for relaxing after a hard day at work. It offers a bay window, neutral decoration and grey carpet.

## Kitchen dining room 17'4" x 10'0" (5.29m x 3.05m)



This modern kitchen offer a good range of cream units with matching worktop, built in oven and hob. The area is great space for having a table and chairs for mealtimes.

## Bedroom one 17'1" x 10'11" (5.22m x 3.35m)



A large front facing bedroom with terracotta paintwork and carpet.

## Bedroom Two 13'0" x 9'6" (3.97m x 2.92m)



A neutrally decorated bedroom with wooden floor over looking the rear garden.

## Bathroom



What a great room with the benefit of a 4 piece suite with bath, hand basin, wc and walk in shower cubicle.

## External



To the front of the property is a garden area with driveway to the side leading to the rear garden. To the rear is a low maintenance large garden area with patio area and wooden seating area.

## Tenancy Information

Rent: £850.00

Bond: £980.00

Deposit replacement scheme optional

Holding Deposit: £196.00

EPC Rating: C

Council Tax Band: A

Property Type: Semi Detached

Tenure: Freehold

Parking Type: Driveway

Restrictions: N/A

Construction Type: Standard

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

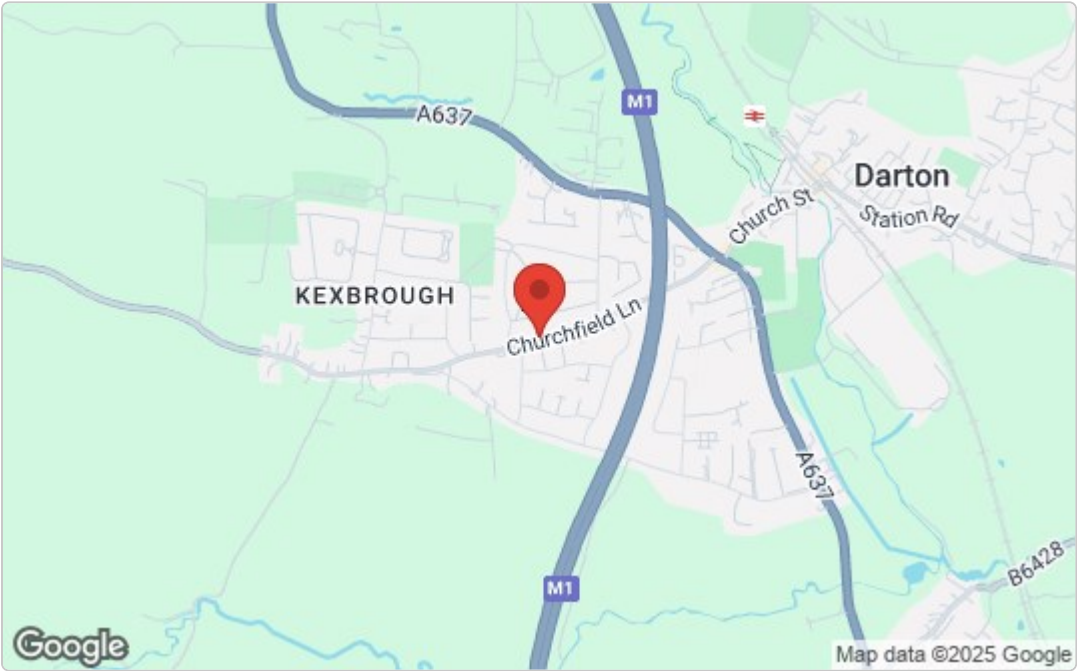
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

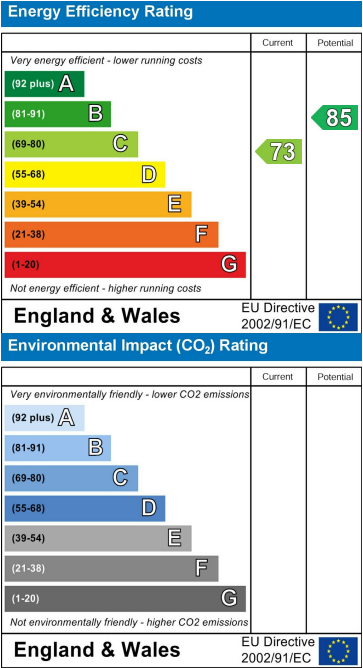
Floor Plan



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](http://www.merryweathers.co.uk)

**Merryweathers (Barnsley) Limited** 8 Regent Street, Barnsley, S70 2EJ

**Tel: 01226 730850** E-mail: [barnsley@merryweathers.co.uk](mailto: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

