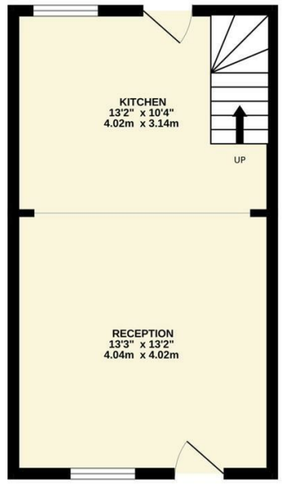
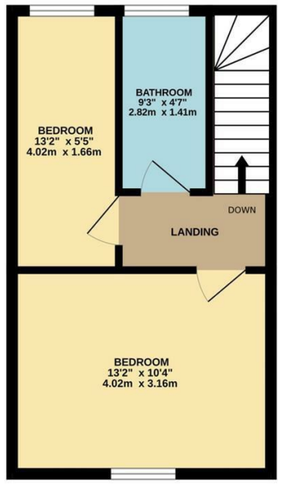
Floor Plan

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



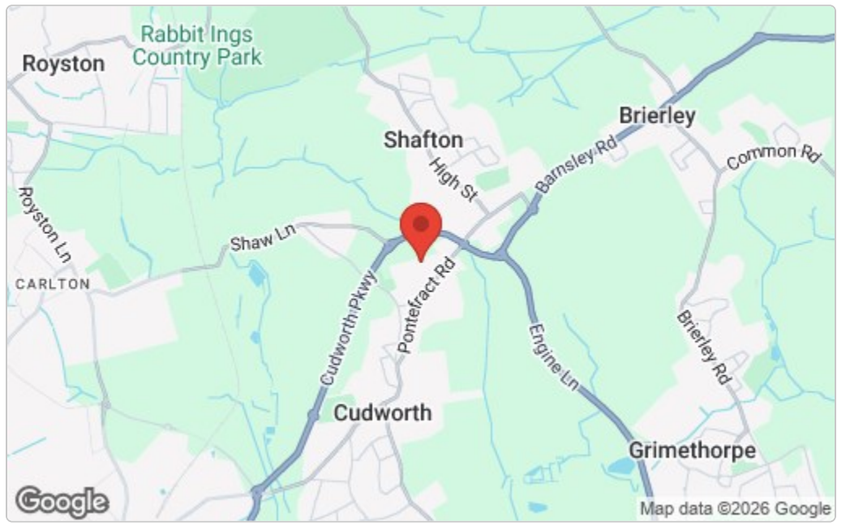
1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



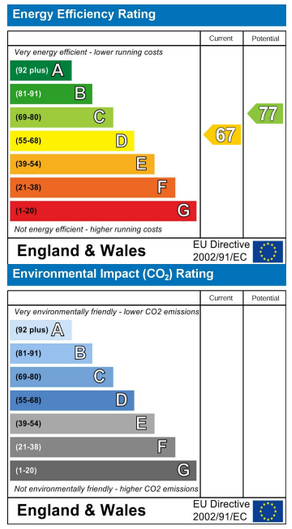
merryweathers
Est. 1832



Area Map



Energy Efficiency Graph









13 Princess Street, Cudworth, Barnsley, S72 8AX

£725 Per Calendar Month

This two-bedroom mid-terrace home is situated in the popular village of Cudworth, Barnsley, offering convenient access to a range of local amenities, schools, and transport links. The property has been fully refurbished throughout and briefly comprises a welcoming lounge with open access to the kitchen, two well-proportioned bedrooms, and a family bathroom. The property also benefits from new A-rated double-glazed windows and new doors, along with energy-saving LED lighting throughout. Externally, the property benefits from an enclosed rear garden, providing useful outdoor space for relaxing or entertaining.

www.merryweathers.co.uk

Merryweathers Residential Lettings Management 16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 16 Ship Hill, Rotherham, S60 2HG
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The Property Ombudsman

mw Est. 1832

Lounge 13'3" x 13'3" (4.05 x 4.06m)



With a front facing upvc window and central heating radiator with opening to the dining kitchen.

Kitchen 13'4" x 10'1" (4.07 x 3.08m)

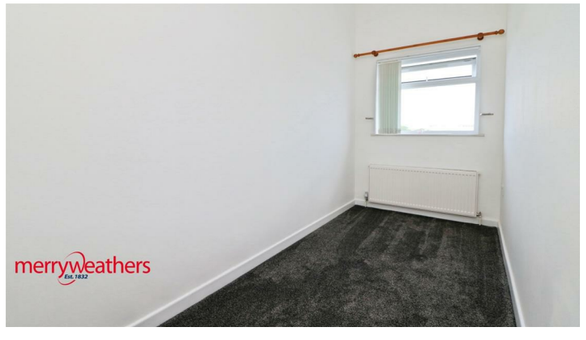
This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a ceramic hob, with oven below and extractor above. There is space and plumbiing fo an automatic washing machine. There is a rear facing window over looking the well appointed garden, central heating radiator and access to the first floor.

Bedroom One 13'7" x 10'1" (4.16 x 3.09m)



With a front facing upvc window and central heating radiator.

Bedroom Two 13'6" x 5'4" (4.12 x 1.65m)



With a rear facing upvc window and central heating radiator.

Bathroom



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External



To the front of the property is on street parking via Princess Street itself, whilst to the rear is a good sized low maintenance garden.

Tenancy Information

Rent: £725
Deposit: £836
Holding Deposit: £167
EPC Rating: D
Council Tax Band: A
Property Type: First Floor Apartment
Tenure: Mid Terraced House
Parking Type: On 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