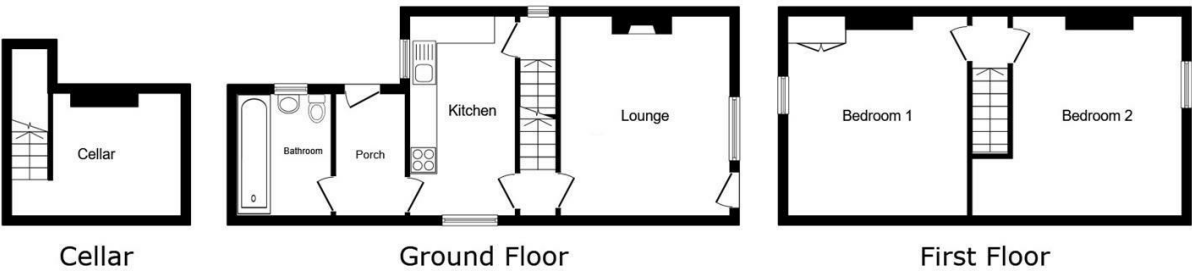


Floor Plan

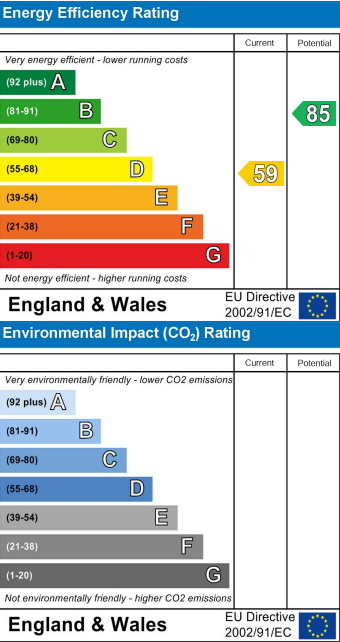


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

Area Map



Energy Efficiency Graph



248 Doncaster Road, Barnsley, S70 1XE
£750 Per Calendar Month

****Deposit Guarantee Scheme Option**** means moving into this beautiful, two bedroomed, end terrace house which has been recently decorated is easier than ever! This spacious property is available now and is perfectly located for public transport links, such as bus routes and Barnsley Train Station, accessing amenities such as shops, Kendray Hospital and Alhambra Shopping Centre which offers much more.

[www.merryweathers.co.uk](#)

Merryweathers Residential Lettings Management 14-16 Ship Hill, Rotherham, S60 2HG
Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044



Lounge



A spacious, front facing living room invites you into this stunning house! Finished with plush carpets, neutral décor and a feature electric fire.

Kitchen/Dining Room



Is a modern, large kitchen/dining room with laminate effect vinyl flooring, grey units, with space and plumbing for a washing machine, and a freestanding electric cooker. There is under stairs storage which also provides access to the cellar.

Rear Porch

Situated between the bathroom and kitchen, leading to the rear of the property.

Bathroom



The bathroom is found on the ground floor and consists of a three piece, white suite:- wash basin with a vanity unit beneath, close coupled WC and bath with electric shower over. There is also a chrome, heated towel rail.

Landing

Connects to:-

Bedroom One



Rear facing, double bedroom with a built in wardrobe, doubled glazed window, central heating radiator and neutral carpets, to match the painted walls. Including a loft hatch.

Bedroom Two



Another freshly decorated, double bedroom, overlooking the front of the property via the double glazed window.

External



To the front is a low maintenance garden with a surrounding fence for privacy. Access to the rear is shared access with neighbouring properties and there is on street parking available on the nearby roads.

Tenancy Information

Rent: £750.00
Deposit: £865.00 or Reposit (Deposit Guarantee Scheme)
Holding Deposit: £173.00
EPC Rating: D
Council Tax Band: A
Property Type: End Terrace 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>