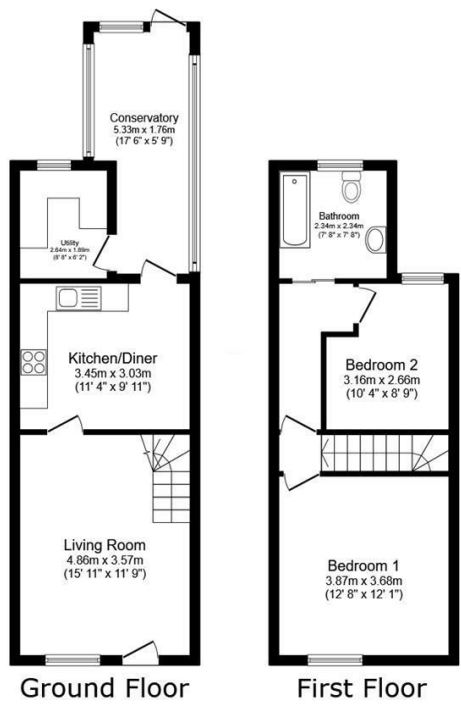


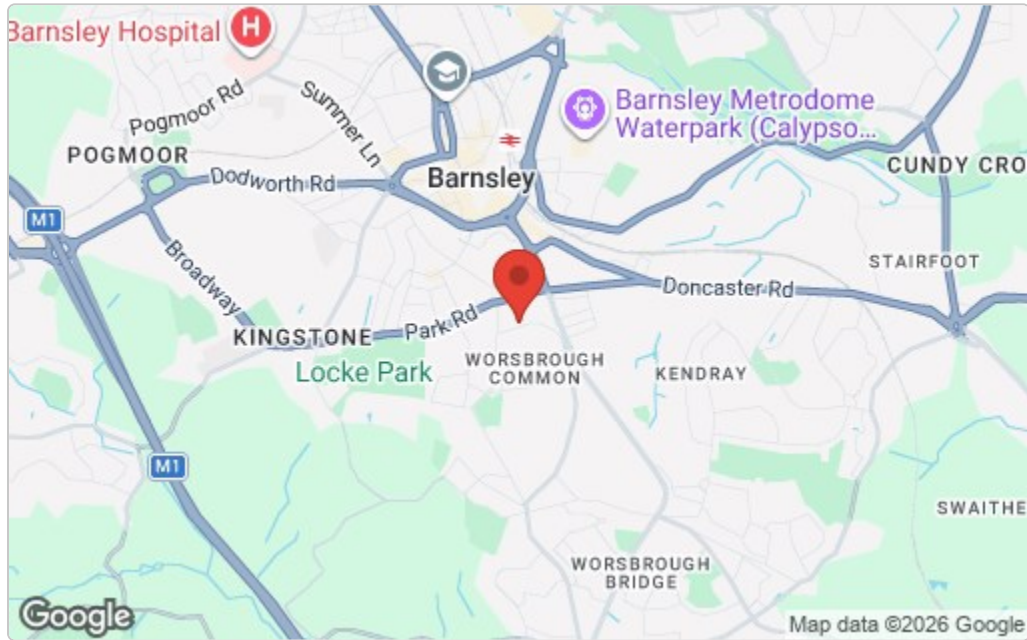
Floor Plan



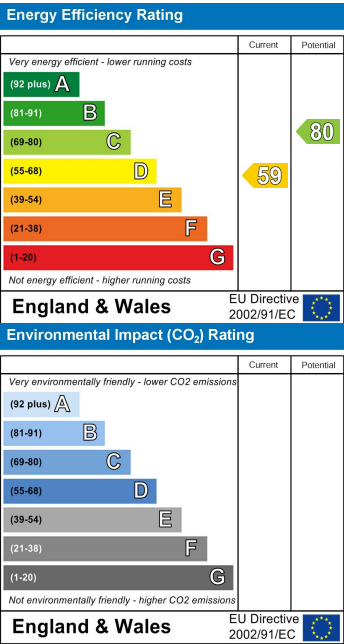
Total floor area: 78.1 sq.m. (840 sq.ft.)

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



51 Cope Street, Barnsley, S70 4JQ  
**£750 Per Calendar Month**

This charming, two bedroomed mid-terrace house is available on a fully furnished basis, perfect for those seeking comfort, convenience and an immediate possession!

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Registered in England and Wales No. 6679044



**Lounge**



Is a spacious, neutrally decorated reception room with a feature, electric fire and surround. The lounge includes a double sofa, TV, TV unit and mirror.

**Conservatory**



Finished with laminate flooring and two leather chairs, overlooking the rear yard, perfect for quiet mornings and leads to:-

**Kitchen/Dining Room**



An "L" shaped kitchen including an integrated oven and gas hob, with extractor fan above. There are ample under counter and wall cupboards for storage. The kitchen/dining room includes a four seater dining table and chairs, with a rug beneath, microwave, kettle and toaster.

**Utility Room**



Includes a freestanding fridge/freezer and washing machine. There are further fitted units for extra storage.

**Landing**

Providing access to:-

**Bedroom One**



Front facing, double bedroom with neutral décor consists of a double bed frame, mattress, pillows, two bedside tables with lamps, wardrobes, two chest of drawers and TV.

**Bedroom Two**



The second bedroom is a single bedroom including a single bed frame, mattress, pillow, unit and a double wardrobe.

**Bathroom**



Consists of a three piece suite:- wash basin, WC and bath with electric shower over and a heated towel rail.

**External**



There is a low maintenance, front and rear yard. The rear courtyard is private and has access to the alleyway to the rear.

**Tenancy Information**

Rent: £750.00  
Deposit: £865or Reposit Guarantee Scheme  
Holding Deposit: £173.00  
EPC Rating: D  
Council Tax Band: A  
Property Type: Mid Terrace House  
Parking Type: On Street Parking  
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>