merryweathers
Est. 1832

2 Stanhope Street, Barnsley, South Yorkshire, S70 6BU

## £625 Per Calendar Month

Don't miss this fantastic opportunity to rent this well-presented two-bedroom end-terrace home, ideally situated on Stanhope Street, just a short walk from Barnsley Town Centre and Barnsley Hospital.

This welcoming property offers a bright and comfortable lounge, a fitted kitchen, two good-sized bedrooms, and a modern family bathroom. With excellent local amenities, transport links, shops, and schools all within easy reach, this home combines convenience with comfortable living.

Call MERRYWEATHERS today to arrange your viewing and secure this fantastic home before it's gone!

## Lounge 12'11" x 11'6" (3.96m x 3.53m)

With a front facing upvc window, central heating radiator and the focal point of the room being the decorative fireplace with electric fire inset.

## Kitchen 12'2" x 8'5" (3.71m x 2.59m)

Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and useful under stairs storage cupboard.

## Landing

With doors off to all rooms, access to the roof space and a radiator.

## Bedroom One 10'11" x 8'5" (3.35m x 2.59m)

With a front facing UPVC window and central heating radiator.

## Bedroom Two 9'3" x 8'5" (2.82m x 2.59m)

With a rear facing UPVC window and central heating radiator. the room also host a built in storage cupboard which houses the boiler.

## Bathroom

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

## Garden

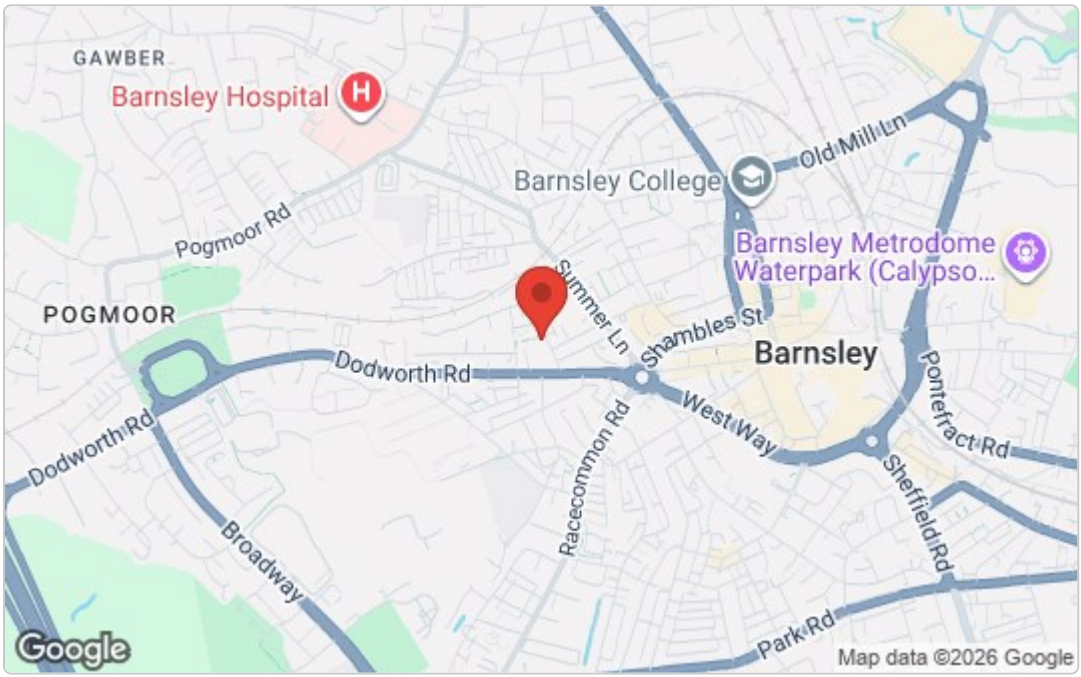
To the rear of the property there is a low maintenance garden, enclosed by brick wall and timber fencing.

## Tenancy Information

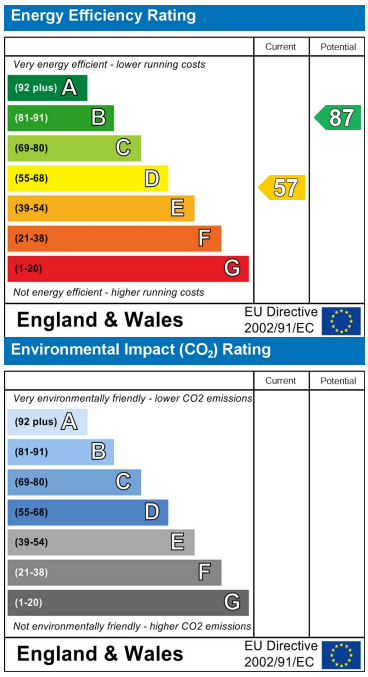
Rent: £625.00
Deposit: £721.00 or Reposit (Deposit Guarantee Scheme)
Holding Deposit: £144.00
EPC Rating: D
Council Tax Band: A
Property Type: End Terrace House
Parking Type: On Street Parking
Restrictions: N/A
Construction Type: Brick
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
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

## 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**

**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