merryweathers
Est. 1832

13 Princess Street, Cudworth, Barnsley, S72 8AX

£765 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 accommodation briefly comprises a welcoming lounge with open access to the kitchen, two well-proportioned bedrooms, and a family bathroom.

Externally, the property benefits from an enclosed rear garden, providing useful outdoor space for relaxing or entertaining.

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.

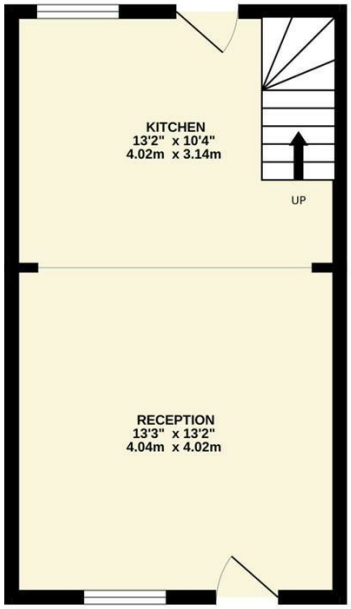
Tenancy Information

Rent: £765
Deposit: £882
Holding Deposit: £176
EPC Rating: D
Council Tax Band: A

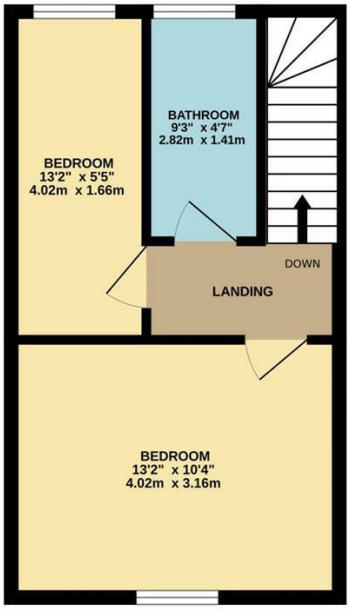
Property Type: First Floor
Apartment
Tenure: Mid Terraced House
Parking Type: On Street Parking
Restrictions: N/A
Construction Type: Brick
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
Gas Type: Mains
Electricity Supply: Mains
Building Safety: N/A
Rights and Easements: N/A
Flooding: 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

Floor Plan

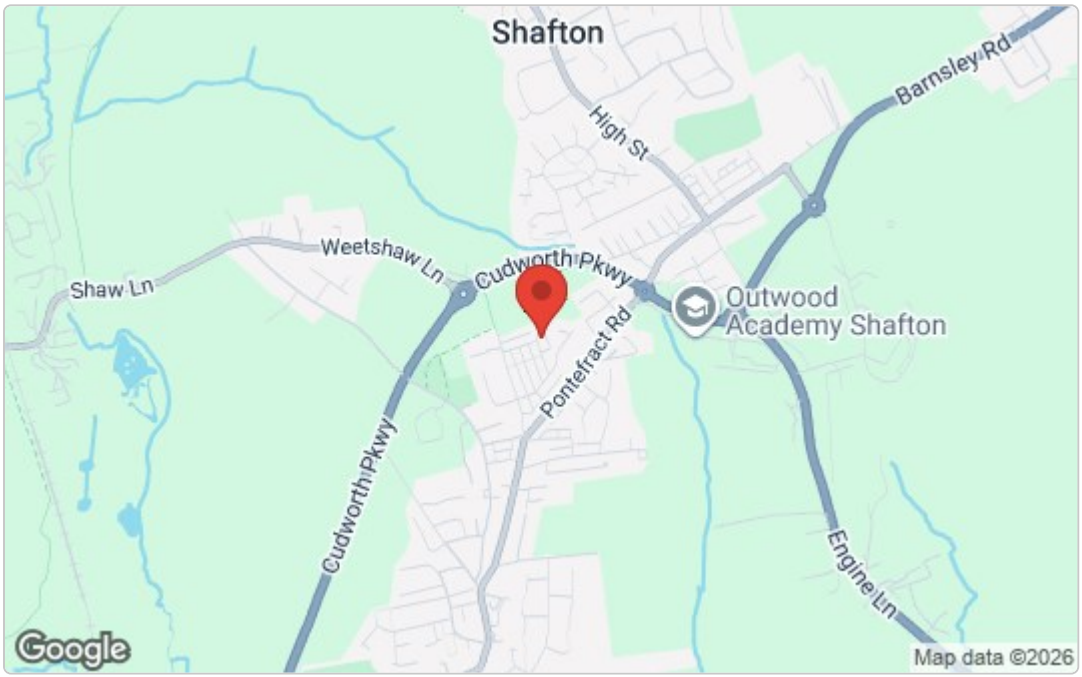
GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



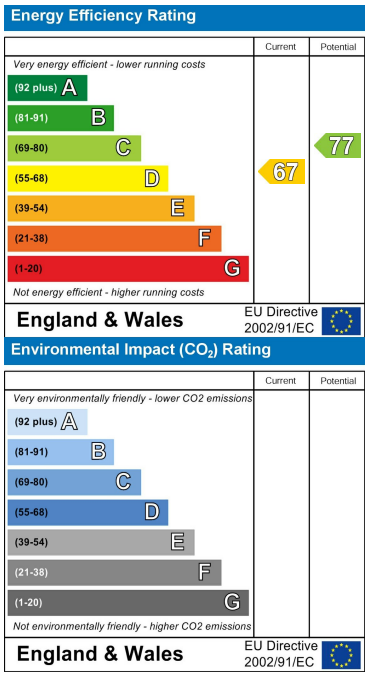
1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



Area Map



Energy Efficiency Graph



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