



merryweathers



62 Top Road, Barnby Dun, DN3 1DA

£1,200 Per Calendar Month

What a beautifully presented property, viewing is highly recommended to appreciate it internally. This newly extended family home is ready to move straight in. Very modern and a superb garden. The location is excellent for the villages local amenities and attractions, including shops, schools and more. Fantastic for commuting with motorway access and bus routes. Do not miss this one, call today to arrange a viewing.

Entrance hall

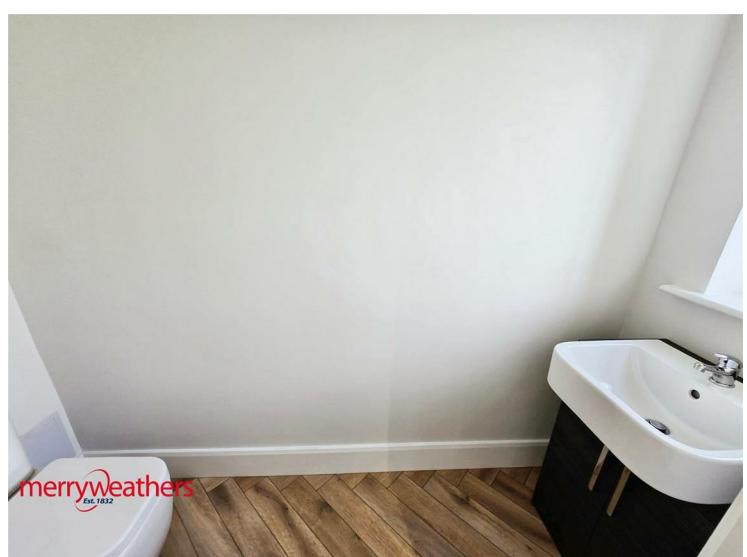


Utility



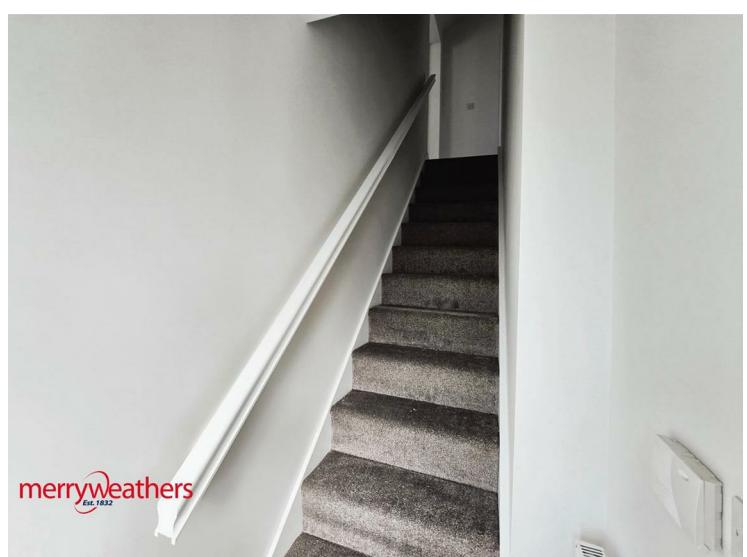
This space has plumbing for washing machine and cupboard and sink.

Downstairs cloakroom



Housing a WC and wash hand basin.

Landing



Neutrally decorated with new grey carpet, white internal doors leading to four bedrooms and bathroom.

Enter thorough the external door with stairs up to the first floor and access to the lounge.

Lounge



A large front facing lounge with neutral decoration and wooden flooring. The added benefit of a log burning fire set into the chimney breast.

Kitchen dining room



What a beautiful space this room is, with full length sliding doors and side windows over looking the garden. The kitchen offers a new modern range of wall and base units with matching marble effect worktop. Appliances included Oven and hob, fridge freezer and dishwasher. The dining room area is huge with plenty of space for family meal times. Internal door leads to the utility, garage door and cloakroom.

Bedroom one



Large front facing room with neutral decoration and new carpet, door to en-suite.

En-suite



With shower cubicle, WC and wash hand basin with vanity unit. The room is tiled to walls and floor.

Bedroom two



Double room with new decoration and new carpet.

Bedroom three



Smaller double with new decoration and grey carpet

Bedroom four



A smaller room with new grey carpet and new decoration to the walls.

Family bathroom



Comprises of a modern bathroom suite in white with

separate shower cubicle, Wash hand basin, bath and WC, The walls and floor are tiled.

External



To the front of the property is paved driveway with ample room for parking and access to the integral garage. Access down the side to the rear garden. This superb large garden is perfect for sunny days, allowing the children to play safe. With a large lawn and patio area.

Tenancy Information

Rent: £1200.00

Bond: £1384.00

Holding Deposit: £276.00

EPC Rating: D

Council Tax Band: A

Property Type: End of Terrace

Tenure: Freehold

Parking Type: Parking Available Driveway

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

References will be completed by company managing the property.

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>

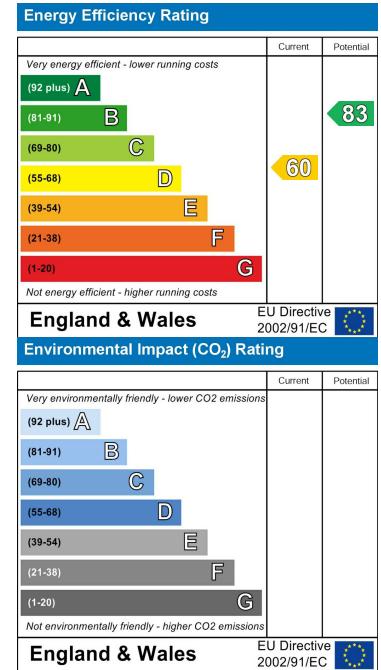
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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