

£850 pcm

Hope Street, Staincross, Barnsley, S75

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two Bedroom Terrace

Gas Central Heating

Modern Kitchen/Diner

Council Tax Band A

Two Double Bedrooms

Finished To High Standard

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com | 01924 249349

Website: <https://movenowproperties.com>



MoveNow Properties are proud to introduce this beautifully presented two-bedroom terraced property to the rental market. Finished to a high standard throughout, this home offers a spacious kitchen diner complete with a stylish kitchen island, a comfortable and inviting living room, and two generously sized double bedrooms. Perfect for professionals, couples, or a small family, this property combines modern design with practical living spaces.

Living Room

A bright and spacious living room featuring modern laminate flooring and neutral décor, creating a warm and welcoming atmosphere. The large double-glazed window allows plenty of natural light to flood the space and overlooks the front of the property. A stunning brick feature fireplace provides a charming focal point, while the large gas central heating radiator ensures the room stays cosy during the colder months.

Kitchen/Diner

This impressive kitchen has been designed with both style and functionality in mind. It offers a range of modern grey wall and base units, complemented by wood-effect worktops. The kitchen includes an integrated fridge freezer, gas hob, oven, and extractor fan, with space for a washing machine and slimline dishwasher. A central kitchen island provides additional storage and seating for two, making it the perfect spot for casual dining or entertaining. The large double-glazed window to the rear allows natural light to brighten the space, and a gas central heating radiator ensures year-round comfort.

Bedroom One

A generously sized double bedroom, neutrally decorated and fitted with soft carpet flooring. The room benefits from a large double-glazed window overlooking the front of the property, filling the space with natural light. A gas central heating radiator provides warmth and comfort, making this the perfect retreat after a long day.

Bedroom Two

Another good-sized double bedroom situated at the rear of the property. This room features a large double-glazed window offering views over the garden, as well as a spacious double wardrobe providing ample hanging and storage space. Finished with neutral décor and durable vinyl flooring, this room is both practical and inviting.

Bathroom

The modern family bathroom includes a low flush WC with concealed cistern, a bathtub with shower over, and a stylish vanity unit with sink and chrome mixer tap. The room is tastefully tiled throughout and also features a chrome heated towel radiator, adding both functionality and a touch of luxury.

Garden

To the rear of the property is a low-maintenance garden area, ideal for outdoor seating or drying laundry. This private space offers a pleasant area to relax or entertain guests during warmer months.

Reservation: £196

Rent: £850

Deposit: £980

EPC Rating: C70

Council Tax: Band A

Property Type: Apartment

Heating Type: Gas Central Heating

Water Supply: Mains water supply

Sewage: Mains drainage

Gas Type: Mains gas

Electricity Supply: Mains electricity

All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

REPOSIT INSURANCE:

If you choose not to pay a traditional deposit, you can opt to take out deposit protection insurance. This will be offered to you upon completion of your references. Reposit offer a referral fee to ourselves for any insurance products taken by our clients. It is a completely optional service and if you prefer to pay a traditional deposit, simply advise the agent of this.

Please do not hesitate to contact us if you would like more information about Reposit.

Viewings

For further information or to arrange a viewing please contact our offices directly.

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Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

DISCLAIMER

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The property available date shown on the advertisement is to be used as a guide only and may change. An actual tenancy start date will be agreed following completion of successful referencing.

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PERMITTED PAYMENTS

- Rent - Agreed prior to the start of the tenancy
- Pet Rent - To be agreed with the landlord, generally an additional £40 per month
- Deposit - A Refundable Deposit. Equivalent to 5 weeks rent. Funds will be claimed from your Deposit if applicable at the end of your tenancy.
- Reposit Insurance - An optional alternative to paying a deposit. Movenowproperties may receive a referral fee for any insurance agreed.
- A reservation fee of £196 (1Weeks Rent). This may be retained under any of the following circumstances:
- You decide not to proceed with the property for any reason.

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- Your application process fails due to incomplete or inaccurate information provided in the tenancy application. This also includes failing the right to rent check, employment check, accommodation reference or credit checks.
- You do not respond with all the relevant documents and signed the tenancy agreement within 15 days of paying the reservation deposit.
- Insurance - Any insurance taken out with our recommended insurance broker may result in Movenowproperties receiving a referral fee.
- Notify - An optional service whereby Notify advises the local council, water and energy suppliers of your move. Notify may offer a referral fee to ourselves for any products taken out by you. The reverse will happen when you move out.

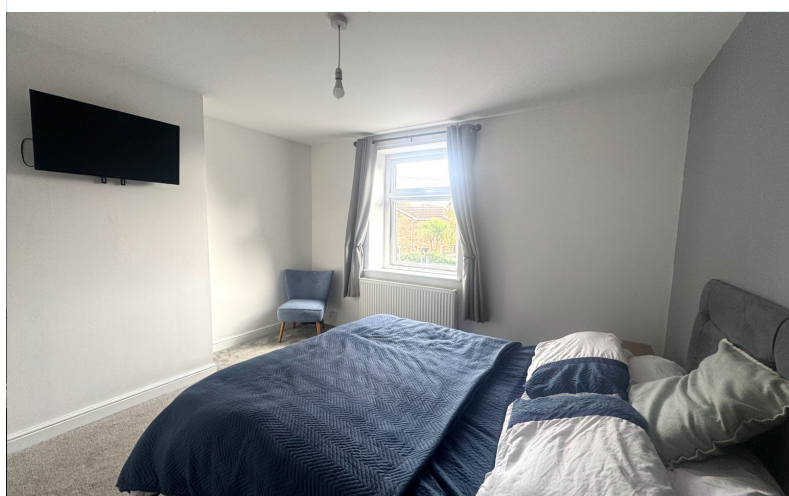
DEFAULT FEES

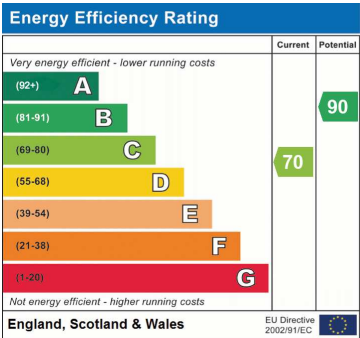
- Rent Arrears - You will be charged 3% above basic bank of England base rate for any late rent. To be charged on day 14 of being in arrears.
- Lost Keys / Fobs - You will be charge £50 including VAT for any replacement keys or fobs. Additional fees may apply under extreme circumstances
- Surrender of Tenancy - If you wish to break your tenancy agreement and your landlord agrees, you will be charged £420 including VAT to surrender your tenancy.
- Novation of Contract - If you wish to change your contract, for instance, introducing a pet, decorating or change of rent date, there will be an administration fee of £50 including VAT, per change, subject to your landlord agreeing to the changes.











Address: Hope Street , S75