



43 Cope Street, Worsbrough Common, Barnsley, South Yorkshire, S70 4JQ

**£725 Per Calendar Month**

MERRYWEATHERS are proud to bring to the rental market this spacious recently refurbished throughout two bedroom mid-terrace property in heart of Barnsley. Located next to various transport links, shops, local schools and other amenities the property also benefits from being located a stones throw away from Barnsley Town Centre. The property briefly comprises of; lounge, kitchen diner, cellar, two bedrooms and family bathroom. This property will accept a dog or cat. Book your viewing today to avoid disappointment on 01226 730850

## Lounge



With a front facing UPVC window, central heating radiator and decorative coving to the ceiling.

## Kitchen



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 access to the cellar.

## Bathroom



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

## Bedroom One



With a front facing UPVC window, central heating radiator and built in storage cupboard.

## Bedroom Two



With a rear facing UPVC window and central heating radiator



## External



To the front of the property is a small garden area. To the rear of the property is a court yard style garden

## Tenancy Information

Bond £725.00

Rent £725.00 pcm

Council Tax Band A

EPC Rating E

Holding Deposit £167.00

Length of tenancy 6m

Restrictions: ,no smokers

Property type: Terrace

Heating type: Gas

Electricity supply ; Mains

Water supply: Mains

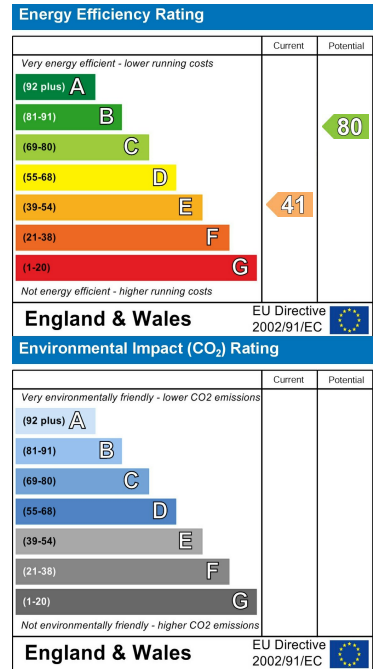
Parking type: on street

# 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.

**www.merryweathers.co.uk**

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