



49 Bridge Street, Barnsley, S71 1PL

**£675 Per Month**

What a perfect location for town centre amenities and attractions. This newly decorated property is ready to move in. Modern and spacious throughout with a low maintenance garden. The property is a short stroll into the heart of the centre offering train station, some fabulous high street shops and lots of bars and restaurants. Great for commuting with motorway links easy accessible.

## Lounge

A large front facing room with feature decorative fireplace, neutral decoration and carpet.

## Kitchen diner

A modern space with a range of wall and base units, new decoration and new flooring. The area is perfect for mealtimes with ample room for a table and chairs.

## Bedroom one

A good sized double room with new decoration and carpet.

## Bedroom two

A smaller room to the rear elevation with neutral new decoration and carpet.

## Bathroom

A spacious bathroom offering a 3 piece white suite with bath, WC and Hand basin, wall tiles and flooring.

## External

To the front of the property is a small frontage with steps to the front door. To the rear is a lovely low maintenance paved yard, having plenty of space for kids to play or garden furniture to relax in the sunshine.

## Tenancy information

Tenancy Information Room

Rent: £700.00

Bond: £807.00

Holding Deposit: £161.00

EPC Rating: D

Council Tax Band: A

Property Type: Terraced

Tenure: Freehold

Parking Type: Permit Parking available Barnsley Residents

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

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

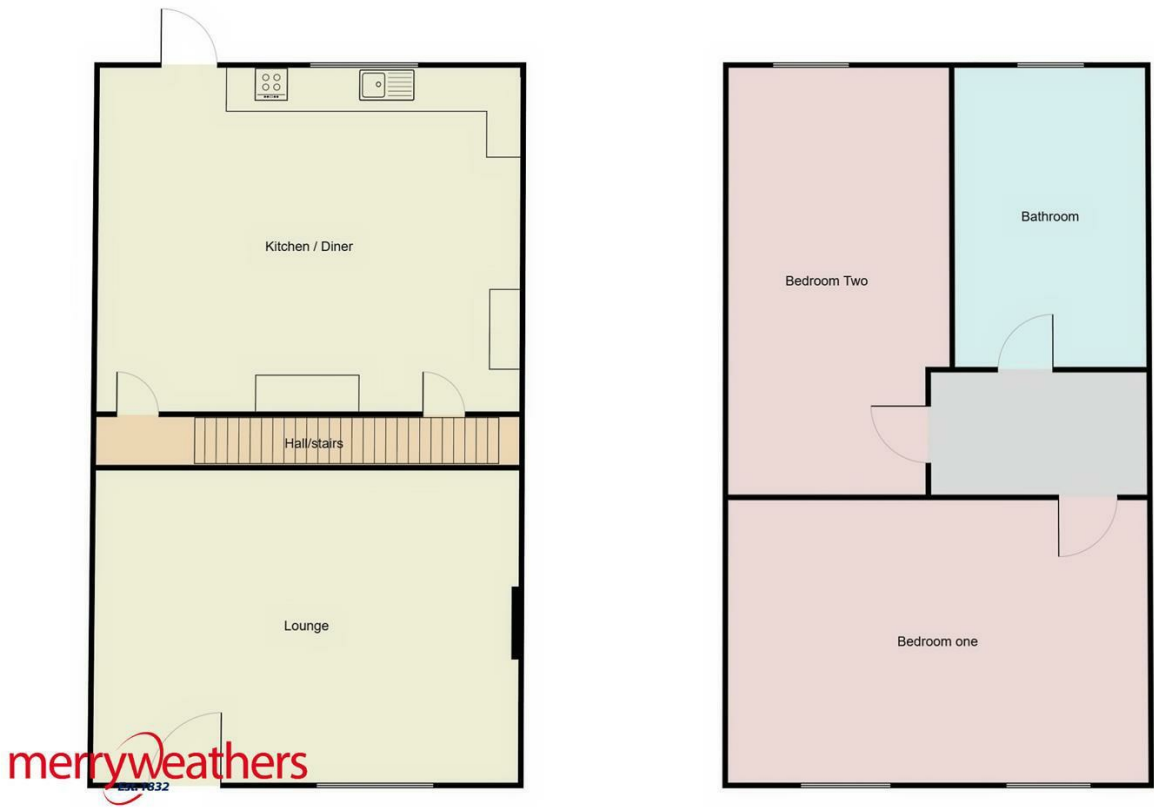
All tenants are advised to check the Coal Authority website to gain more information on if this property is

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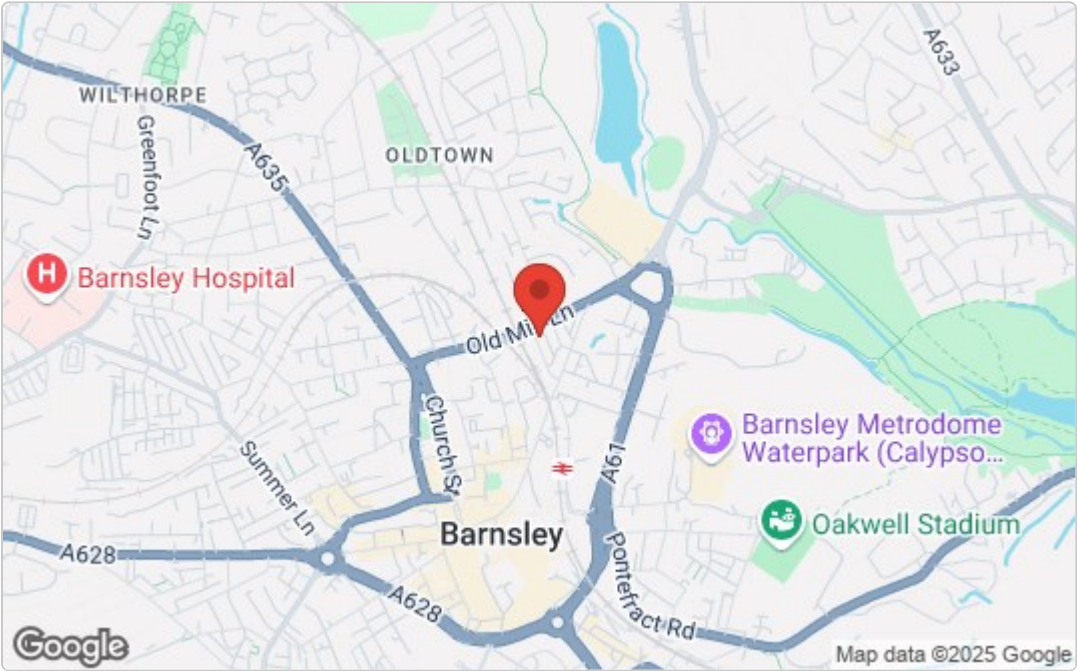
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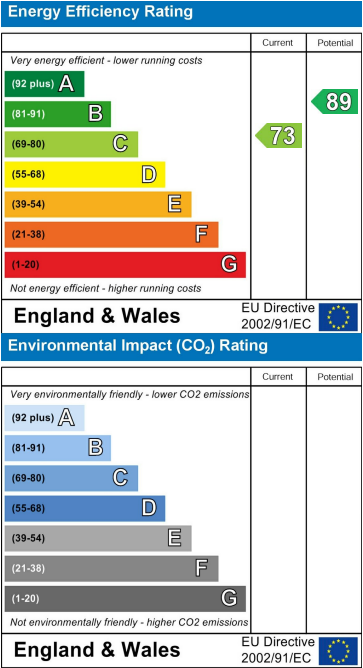
Floor Plan



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.

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