



## 6 Albion Terrace

, Barnsley, S70 4NS

**£650 Per Calendar Month**



Located just outside the town centre of Barnsley town centre, offering access to the vast range of amenities and attractions, including the Glassworks, cinema, market and much more. The town has its own bus and train station and if you commute by car then the M1 motorway is nearby. Having low maintenance gardens and ample parking, Call Merryweathers to arrange your viewing on 01226 730850. Sorry not suitable for pets.



Lounge

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

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 wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and door 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.

Master Bedroom

With a front facing UPVC double glazed window and central heating radiator.

Second Bedroom

With a rear facing UPVC window, built in storage cupboard which houses the boiler and central heating radiator.

External

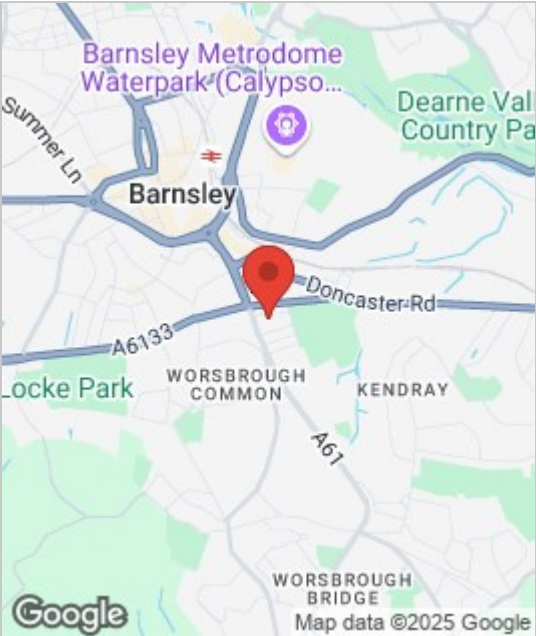
To the front of the property is a small laid to lawn garden and court yard style garden to the rear.

Tenancy Information

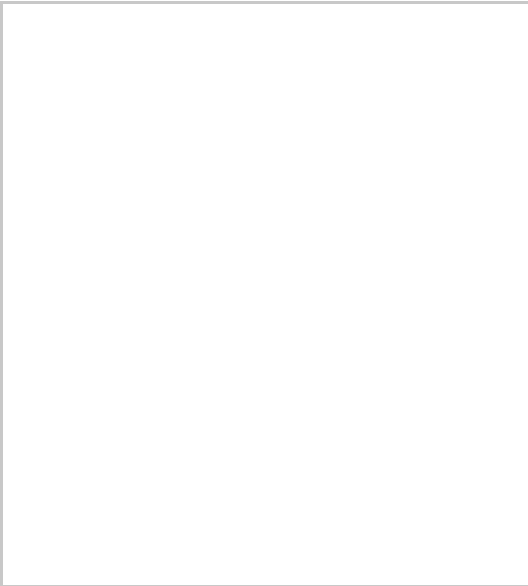
- Rent: £650.00
- Bond: £750.00
- Holding Deposit: £150.00
- EPC Rating: D
- Council Tax Band: A
- Property Type: Terraced
- Tenure: Freehold
- Parking Type: Street parking
- Restrictions: N/A
- Construction Type: Standard
- Heating Type: Gas Central Heating
- Water Supply: Mains
- Sewage: Mains
- Gas 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 affected by coal mining .  
<https://www.groundstability.com/public/web/home.xhtml>

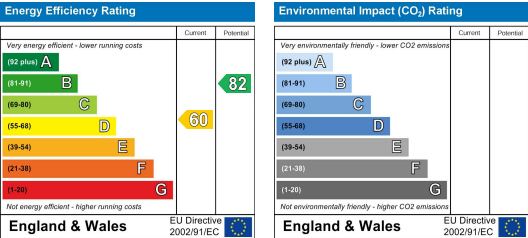
Area Map



Floor Plan



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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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