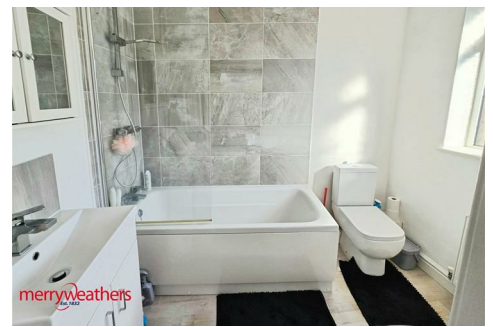
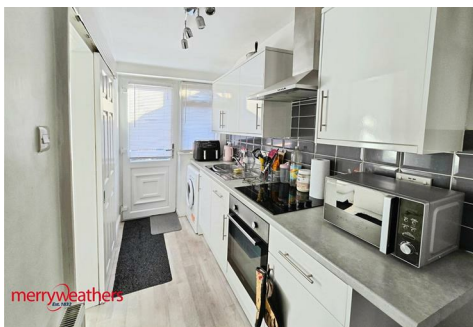




86 Snydale Road, Cudworth, S72 8LH

£650 Per Month

This well-maintained property on the sought-after area of Cudworth, offers a perfect blend of comfort and convenience. Ideally located close to local amenities, schools, and transport links, it's an excellent choice for professionals, couples, or families. Call us today to arrange a viewing. Available mid October.

Lounge 13'9" x 12'2" (4.21 x 3.72)

A lovely open plan lounge flowing into the dining area and kitchen. Neutral decoration and feature chimney breast with brick effect wallpaper.

Dining area 12'2" x 9'2" (3.73 x 2.81)

A good space for a table and chairs, with storage cupboard to side, neutral decoration and carpet.

Kitchen 10'5" x 5'1" (3.18 x 1.56)

Galley style kitchen with a range of wall and base units in white, matching worktop and flooring, with access to the rear garden and bathroom.

Bathroom 8'5" x 5'6" (2.59 x 1.69)

Downstairs modern bathroom comprising of a white 3 piece suite.

Bedroom One 13'6" x 12'4" (4.12 x 3.76)

A large front facing room with neutral decoration and carpet.

Bedroom Two 8'11" x 8'10" (2.74 x 2.71)

A further double bedroom to the rear elevation of the property with new decoration and carpet.

External

To the front of the property is a open paved area suitable for parking, to the rear is a lovely low maintenance garden with garage.

Tenancy Information

Rent: £700.00

Bond: £805.00

Holding Deposit: £161.00

EPC Rating: D

Council Tax Band: A

Property Type: Terrace

Tenure: Freehold

Parking Type: 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

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

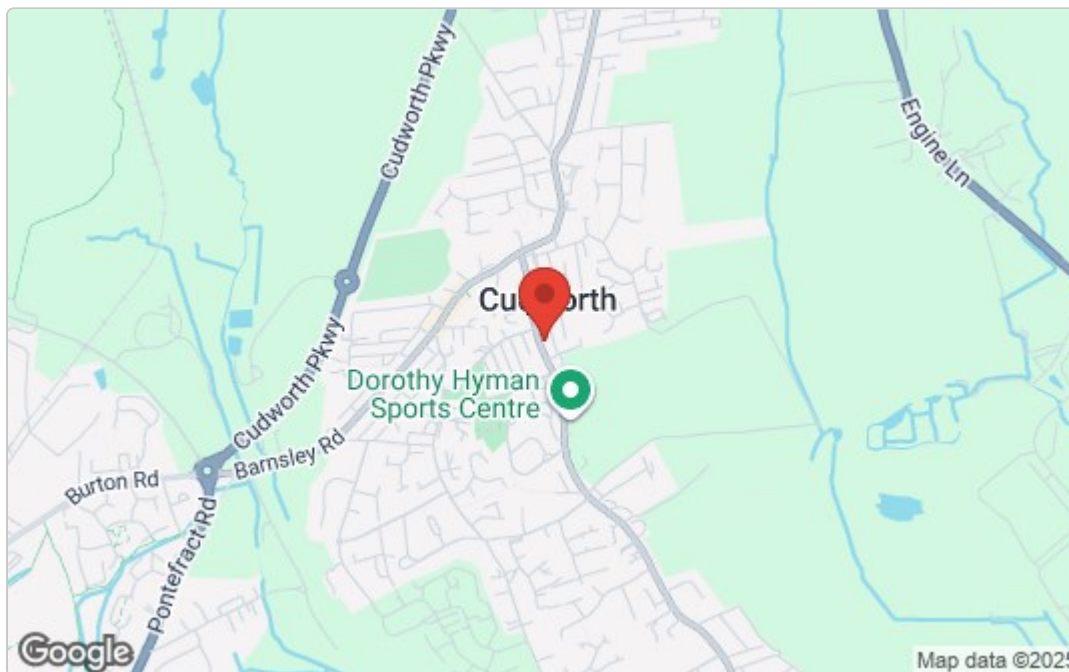
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
<https://www.groundstability.com/public/web/home.xhtml>

Area Map



Total Area: 75.8 m² ... 816 ft²

Energy Efficiency Graph



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
			85
		63	
England & Wales EU Directive 2002/91/EC 			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC 			

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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Merryweathers (Barnsley) Limited 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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