









36 Royal Street, Barnsley, S70 2ED

### £700 Per Calendar Month

What a perfect location for access to all the town centre amenities and attractions. This top floor modern apartment is ready to rent with parking available. Barnsley offers a fantastic range of bars, restaurants, activities and excellent shopping. Ideal for anyone that needs to commute with the M1 motorway nearby, Train and bus station a short stroll away. Call today to arrange a viewing.

#### Lounge 11'0" x 11'1" (3.36 x 3.38)



With a large front facing window, spot light to the ceiling and wall mounted electric radiator.

#### Kitchen 7'10" x 5'10" (2.40 x 1.79)



With roll edge work surfaces and stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With a automatic washing machine, electric oven and hob included.

#### Bedroom One 8'9" x 16'8" (2.68 x 5.10)



With two double glazed windows, spotlights to the ceiling and wall mounted electric radiator.

#### Bedroom Two 9'3" x 10'11" (2.83 x 3.35)



With a double glazed window, spotlights to the ceiling and wall mounted electric radiator.

#### En suite



With a three piece suite comprising of a walk in shower, hand wash basin and low flush WC.

#### Bedroom Three 9'4" x 10'7" (2.85 x 3.23)



With a double glazed window, spotlights to the ceiling and wall mounted electric radiator.

#### **Bathroom**



With a three piece suite comprising of a bath with shower above, pedestal hand wash basin and low flush WC.

#### **Tenancy Information**

Rent: £700.00 Bond: £805.00

Holding Deposit: £161.00

EPC Rating C
Council Tax Band: A
Property Type: Apartment
Tenure: Leasehold

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Parking Type: 1 Allocated Space

Heating Type: Wall Mounted Electric Heaters

Water Supply: Mains Gas Type: No Gas Electricity Supply: Mains

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

Building Safety: N/A Restrictions: 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

Planning Permissions: N/A Accessibility Features:

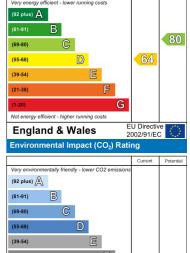
Coal Mining Area: All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. https://www.groundstability.com/public/web/home.xhtml

#### **Area Map**

Dodworth Rd

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Barnsley



**Energy Efficiency Graph** 

Energy Efficiency Rating

**England & Wales** 

Oakwell Stadiui

Cemetery Rd Doncaster Rd

Map data @2025 Google

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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