



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.

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.

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.

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.

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.

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

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>

Floor Plan

Area Map



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

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
Registered in England and Wales No. 6679044



Energy Efficiency Graph

