



13 Princess Street, Cudworth, Barnsley, S72 8AX

£765 Per Calendar Month

This two-bedroom mid-terrace home is situated in the popular village of Cudworth, Barnsley, offering convenient access to a range of local amenities, schools, and transport links.

The accommodation briefly comprises a welcoming lounge with open access to the kitchen, two well-proportioned bedrooms, and a family bathroom.

Externally, the property benefits from an enclosed rear garden, providing useful outdoor space for relaxing or entertaining.

Lounge 13'3" x 13'3" (4.05 x 4.06m)



With a front facing upvc window and central heating radiator with opening to the dining kitchen.

Bedroom Two 13'6" x 5'4" (4.12 x 1.65m)



With a rear facing upvc window and central heating radiator.

Kitchen 13'4" x 10'1" (4.07 x 3.08m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a ceramic hob, with oven below and extractor above. There is space and plumbing for an automatic washing machine. There is a rear facing window overlooking the well appointed garden, central heating radiator and access to the first floor.

Bathroom



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom One 13'7" x 10'1" (4.16 x 3.09m)



With a front facing upvc window and central heating radiator.

External



To the front of the property is on street parking via Princess Street itself, whilst to the rear is a good sized low maintenance garden.

Tenancy Information

Rent: £765
Deposit: £882
Holding Deposit: £176
EPC Rating: D
Council Tax Band: A

Property Type: First Floor
Apartment
Tenure: Mid Terraced House
Parking Type: On Street Parking
Restrictions: N/A
Construction Type: Brick
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](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

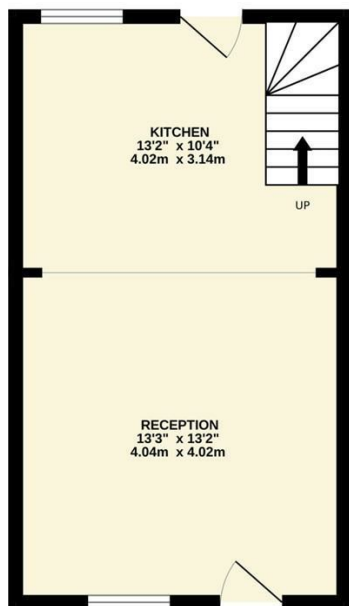
All tenants are advised to check
the Coal Authority website to gain more information on if
this property is

a f f e c t e d b y c o a l m i n i n g .

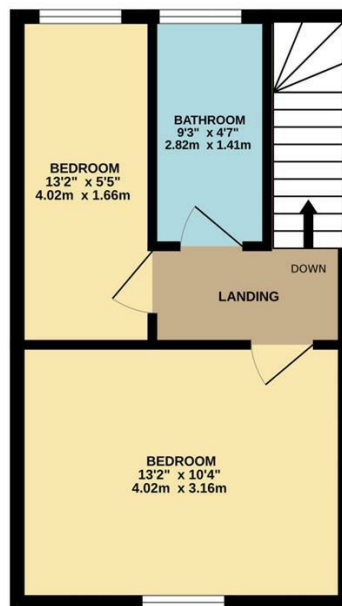
<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan

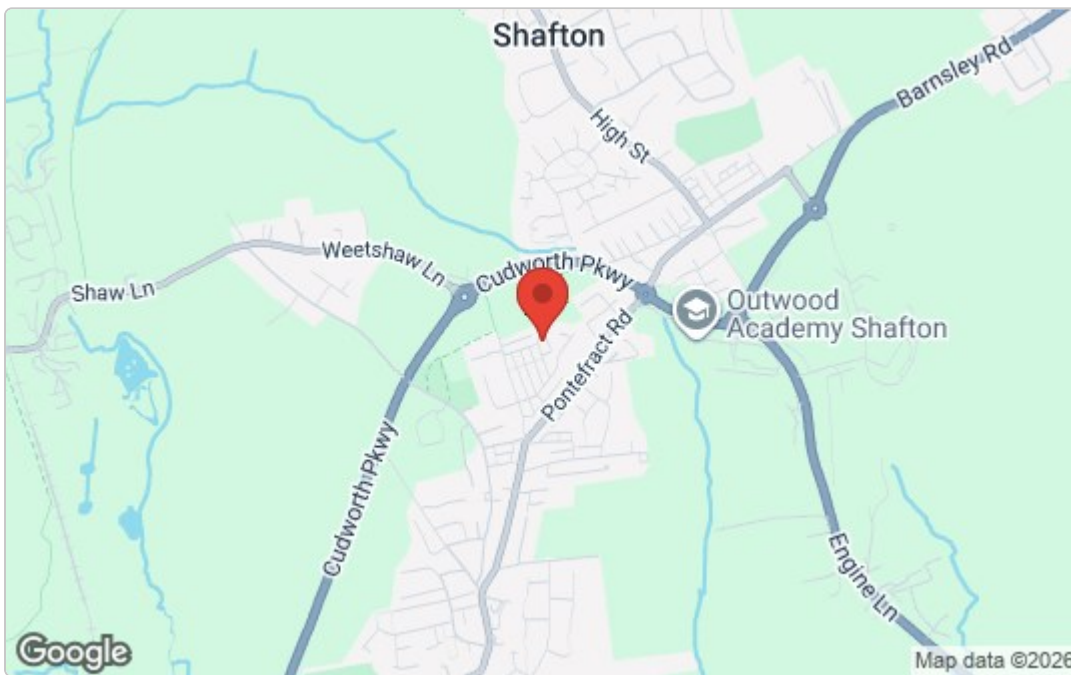
GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



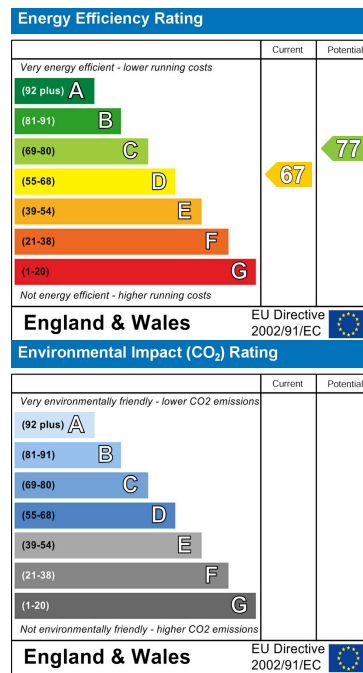
1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Merryweathers Residential Lettings Management 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

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

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