



2 Stanhope Street, Barnsley, South Yorkshire, S70 6BU

**£625 Per Calendar Month**

Don't miss this fantastic opportunity to rent this well-presented two-bedroom end-terrace home, ideally situated on Stanhope Street, just a short walk from Barnsley Town Centre and Barnsley Hospital.

This welcoming property offers a bright and comfortable lounge, a fitted kitchen, two good-sized bedrooms, and a modern family bathroom. With excellent local amenities, transport links, shops, and schools all within easy reach, this home combines convenience with comfortable living.

Call MERRYWEATHERS today to arrange your viewing and secure this fantastic home before it's gone!

### Lounge 12'11" x 11'6" (3.96m x 3.53m)



With a front facing upvc window, central heating radiator and the focal point of the room being the decorative fireplace with electric fire inset.

### Bedroom One 10'11" x 8'5" (3.35m x 2.59m)



With a front facing UPVC window and central heating radiator.

### Kitchen 12'2" x 8'5" (3.71m x 2.59m)



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 a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and useful under stairs storage cupboard.

### Bedroom Two 9'3" x 8'5" (2.82m x 2.59m)



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

### Landing

With doors off to all rooms, access to the roof space and a radiator.

## Bathroom



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

## Garden



To the rear of the property there is a low maintenance garden, enclosed by brick wall and timber fencing.

## Tenancy Information

Rent: £625.00

Deposit: £721.00 or Reposit (Deposit Guarantee Scheme)

Holding Deposit: £144.00

EPC Rating: D

Council Tax Band: A

Property Type: End Terrace 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>

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.

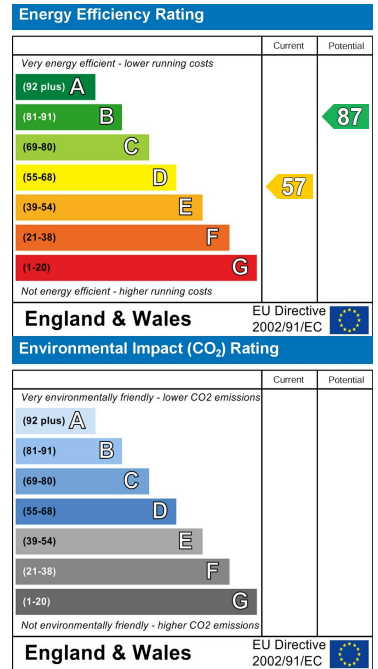
<https://www.groundstability.com/public/web/home.xhtml>

# Floor Plan

## 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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