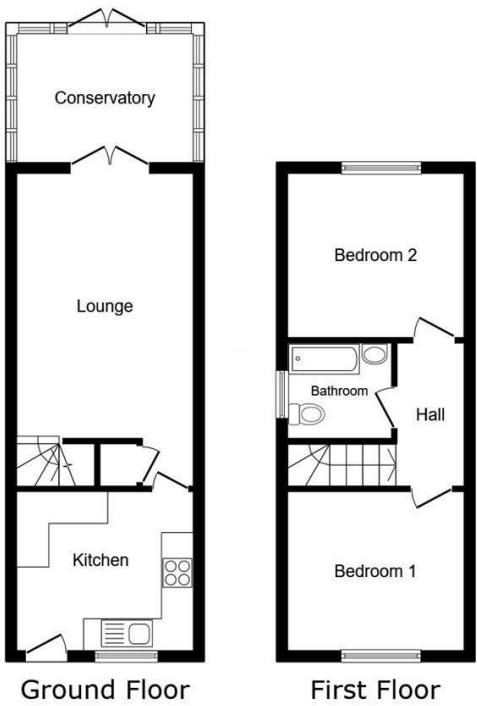
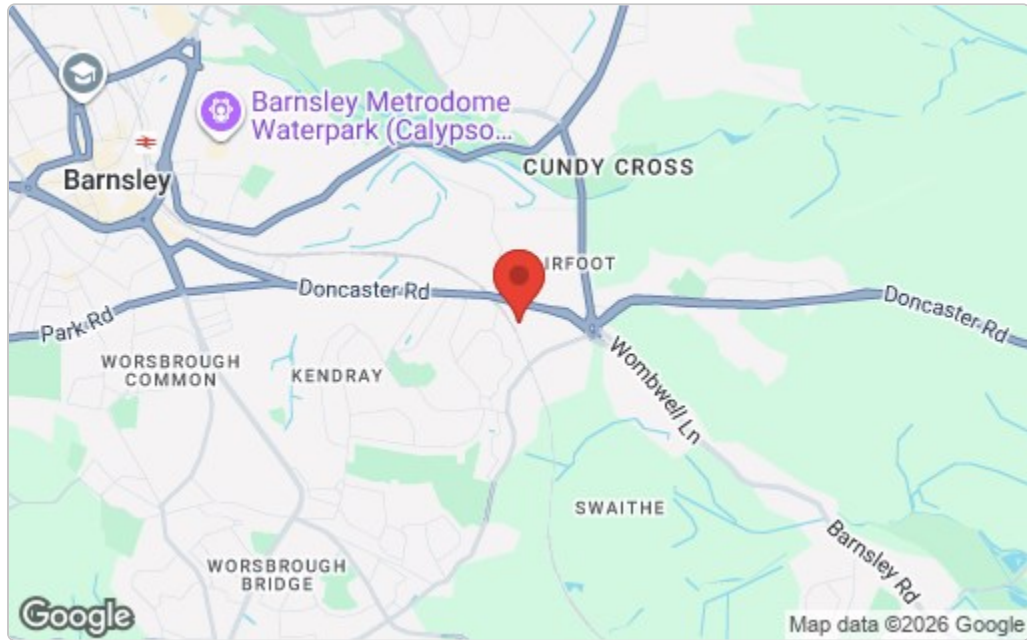


Floor Plan

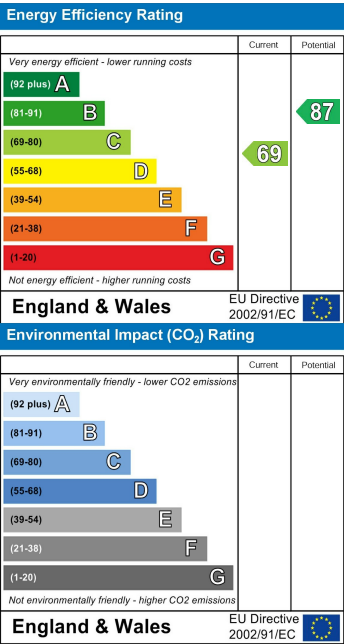


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



19 Darton Street, Barnsley, S70 3PN
£800 Per Calendar Month

Available from the 3rd of September is this delightful end-terrace house that features a well-proportioned reception room which provides access to the conservatory. The property boasts two, double bedrooms, ideal for small families, couples, or individuals!

Its prime location provides access to ample amenities nearby, making everyday errands a breeze. Additionally, the excellent bus routes ensures that commuting is both easy and convenient.

Don't miss the chance to make this lovely house your new home!

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Kitchen 11'1" x 10'4" (3.38 x 3.17)



Spacious, neutral kitchen including free standing dishwasher and range cooker with extractor fan above.

Lounge 11'1" x 14'10" (3.39 x 4.53)



This large, neutral, reception room features an electric fireplace, perfect for cosy nights in.

Conservatory 9'1" x 7'6" (2.78 x 2.30)

A bright conservatory, overlooking the rear garden which could be utilised as a dining room.

Landing

Providing access to:-

Bathroom 8'1" x 5'1" (2.48 x 1.56)



Modern bathroom consisting of a three piece, white suite:- bath with thermostatic shower over, sink basin and WC. There is a storage cupboard which also houses the boiler.

Bedroom One 11'0" x 10'5" (3.37 x 3.19)



Front facing, double bedroom, decorated with neutral painted walls and freestanding double wardrobes.

Bedroom Two 11'0" x 10'5" (3.37 x 3.19)



A rear facing, double bedroom finished with laminate flooring and neutral décor.

External



To the front is a low maintenance, patio garden with side access straight to the rear garden which is part patio and part lawned.

Tenancy Information

Rent: £800.00
Deposit: £923.00
Holding Deposit: £184.00
EPC Rating: C
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>