



**HOUSE
STYLE**
Mid Terraced
House

**RECEPTION
ROOMS**
2

BEDROOMS
2

EPC RATING
D

**IDEAL FOR
TOWN
CENTRE**

NICE & CLOSE TO BARNSELY TOWN CENTRE!

Excellent two bedroom mid-terrace home.

£475 pcm

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Property Details

GROUND FLOOR



DINING KITCHEN 4.52m(14'10)x3.25m(10'8) A good sized dining kitchen which provides ample space for a dining table, and in turn provides roll edge worktop surface incorporating a sink unit and having base and wall mounted units. There is a uPVC double glazed window, a door which gives access to the rear garden and also a storage facility.



LOUNGE 3.78m(12'5)x3.99m(13'1) Having a uPVC double glazed window, gas fire with tiled hearth, attractive surround and a radiator.



FIRST FLOOR

BEDROOM ONE 3.17m(10'5)x3.30m(10'10) Being rear facing and having a uPVC double glazed window, single panel radiator and storage facility.

BEDROOM TWO 2.03m(6'8)x4.78m(15'8) A front facing bedroom with a uPVC double glazed window and a single panel radiator.



BATHROOM Providing a 4 piece suite this good sized bathroom comprises of a low flush WC, pedestal wash hand basin, bath and shower cubicle with electric shower. There is also complementary tiling and a window with obscure glass.

OUTSIDE

GARDENS To the front of the property is a forecourt area whilst to the rear is a good sized garden for a property of this nature whilst there is also a further area to the front which the owners of Richmond Street have used to create off street parking. (This has not been legally confirmed by any Deeds to Butcher Residential).

SERVICES All mains are laid to the property.

HEATING The property has a gas heating system installed.



DOUBLE GLAZING The property has majority uPVC double glazing.

LANDLORD STIPULATIONS The landlord stipulates there are to be NO SMOKERS and NO PETS in the property.

BOND A bond of £545.00 is payable in advance along with one months rent.

DIRECTIONS Leave Barnsley along Racecommon Road and then turn right onto Shaw Lane. Off Shaw Lane take a right onto Derby Street and Richmond Street will be found as a turning on the right hand side with the property on the right hand side, indicated by our To Let board.

SB/KJ BROCHURE VERIFIED.

For More information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

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