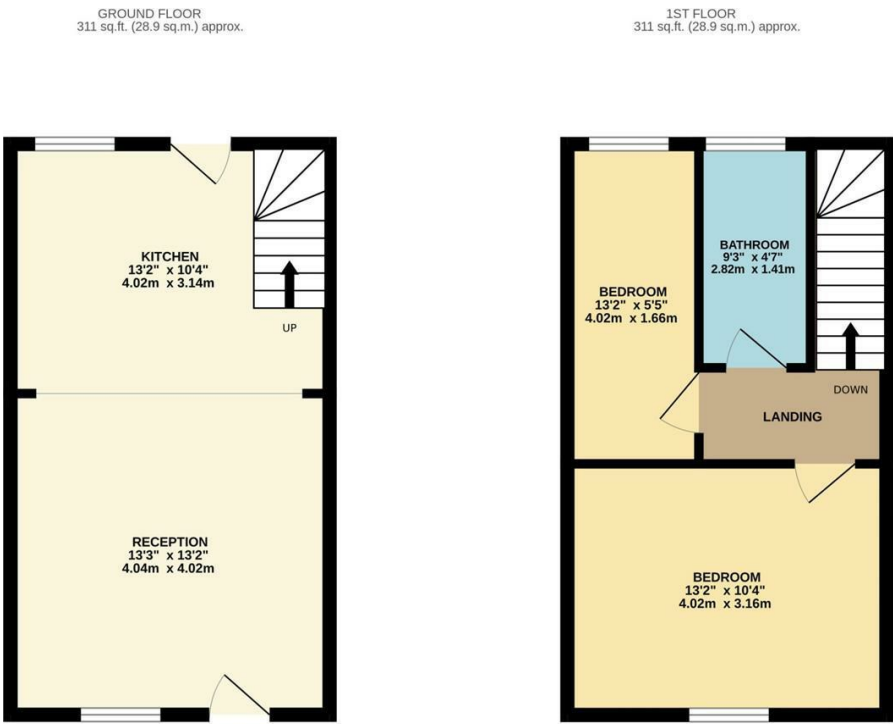
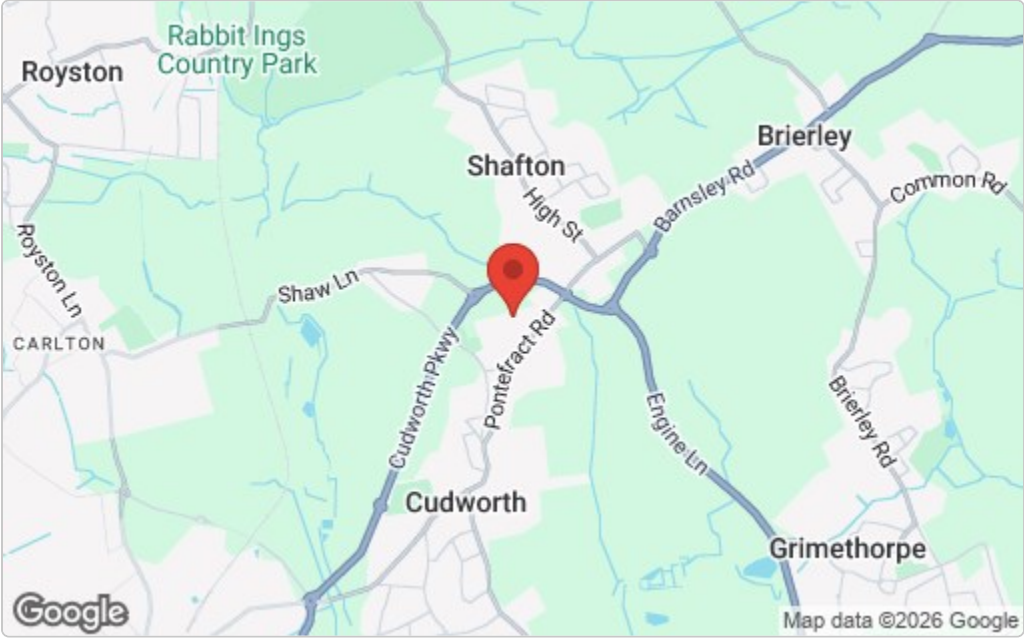


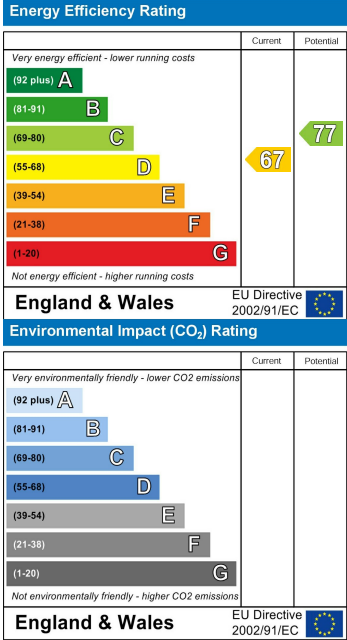
Floor Plan



Area Map



Energy Efficiency Graph



13 Princess Street, Cudworth, Barnsley, S72 8AX
£750 Per Calendar Month

www.merryweathers.co.uk

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

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

Offices also at: Barnsley & Mexborough

Registered Office: 16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044



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 property has been fully refurbished throughout and briefly comprises a welcoming lounge with open access to the kitchen, two well-proportioned bedrooms, and a family bathroom. The property also benefits from new A-rated double-glazed windows and new doors, along with energy-saving LED lighting throughout. 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: £750
Deposit: £865
Holding Deposit: £173
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>
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>