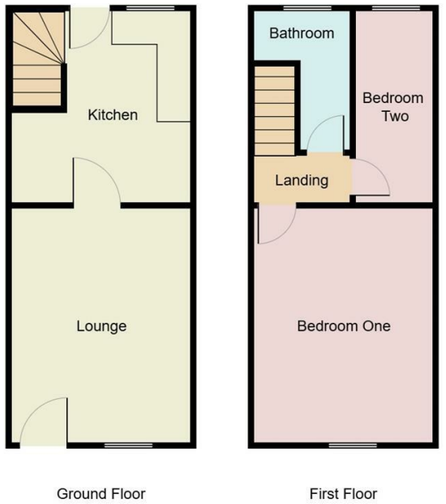
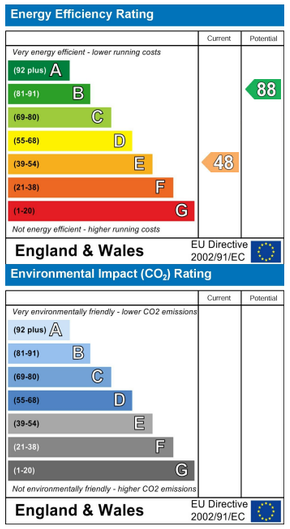
Floor Plan



Ground Floor First Floor

Area Map

Energy Efficiency Graph



merryweathers Est. 1832

22 New Street, Great Houghton, Barnsley, S72 0DJ

£675 Per Calendar Month

Offered to the rental market is this charming two bed end terrace in the popular location of Great Houghton, Barnsley. The property is well presented throughout and briefly comprises of Lounge, kitchen, Two bedrooms one being a double and family bathroom. Externally there is a drive to the side for a small vehicle and summer house to the rear garden.
Viewings are highly recommended to appreciate what the property has to offer.
Call MERRYWEATHERS today to arrange your viewing!

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Lounge 12'9" x 14'2" (3.91 x 4.34)
Having a window overlooking the front elevation, a stone fireplace with electric feature fire, a radiator and a wall mounted gas boiler.

Kitchen/Diner 11'2" x 13'8" (3.41 x 4.17)
Having a range of wall and base units incorporating a sink unit, range cooker (vendor leaving in the property) space for a washing machine, tiled flooring, a radiator and tiled to splash back areas. Stairs access to the first floor landing

Lean to:
Composite door leading into the garden.

Bedroom One 12'9" x 13'10" (3.91 x 4.22)
Having a double glazed window, a radiator and storage cupboards.

Bedroom Two 11'3" x 5'10" (3.43 x 1.80)
Having a double glazed window and a radiator.

Bathroom 8'7" x 4'5" (2.62 x 1.36)
Having a panelled bath, hand wash basin, low flush w.c, a double glazed window and a radiator.

Outside
To the rear of the property is an enclosed yard area with a summer house. The summer house has an electric supply.

Material Information
Rent: £675.00
Bond: £778
Holding Deposit: £155.00
EPC Rating: E
Council Tax Band: A
Property Type: End Terrace
Tenure: Freehold
Parking Type: Off Street
Restrictions: N/A
Construction Type: Standard
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