



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 on 01226 730850.

### 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: £700.00

Bond: £805.00

Holding Deposit: £161.00

EPC Rating: E

Council Tax Band: A

Property Type: End Terrace

Tenure: Freehold

Parking Type: On 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>

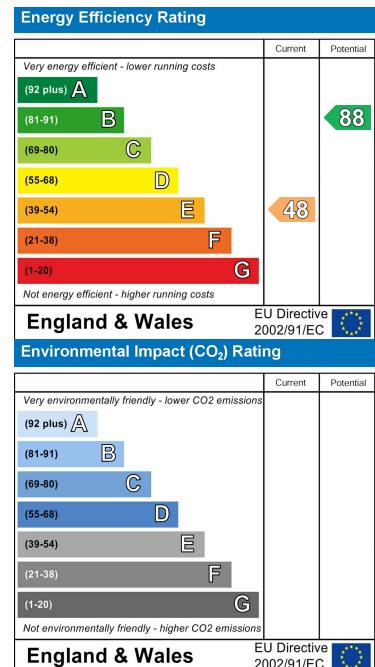
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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**Merryweathers (Barnsley) Limited** 8 Regent Street, Barnsley, S70 2EJ

**Tel: 01226 730850** E-mail: barnsley@merryweathers.co.uk

**Offices also at: Rotherham & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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