



44B Pitt Street West, Barnsley, S70 1BN

**£895 Per Calendar Month**

MERRYWEATHERS are delighted to bring this modern THREE bedroom terrace property to the rental market. The property has recently had a refurbishment throughout. Offering spacious living the property is also ideally located close to multiple shops, schools and transport links into town and surrounding areas and close to access for the M1 Junction 37 motorway. The property briefly comprises of a lounge, kitchen, three bedrooms, bathroom and yard to the rear with parking.

Book your viewing today to avoid disappointment on 01226 730850

**Lounge 13'9" x 10'2" (4.20 x 3.10)**



With a front facing UPVC window, central heating radiator and decorative coving to the ceiling.

**Kitchen 13'2" x 7'11" (4.03 x 2.42)**



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and access to the cellar.

**Bedroom One 13'9" x 11'3" (4.20 x 3.43)**



With a front facing window and central heating radiator. The room is off double size with neutral décor and carpet to the flooring.

**Bedroom Two 13'3" x 11'10" reducing to 6'10" (4.06 x 3.63 reducing to 2.09)**



With a front facing window and central heating radiator. The room is off double size with neutral décor and carpet to the flooring.

**Bedroom Three 13'3" x 11'10" reducing to 4'4" (4.06 x 3.63 reducing to 1.33)**



With a front facing window and central heating radiator. The room is off double size with neutral décor and carpet to the flooring.

**Bathroom 7'11" x 13'10" (2.43 x 4.24)**



With a four piece suite comprising of a walk in shower, corner bath tub, vanity hand wash basin and low flush WC. With central heating radiator and storage cupboard housing the central heating boiler.

## External



To the rear of the property is a small courtyard which allows space to park a small vehicle.

### Lettings Information

Rent: £895.00

Bond: £1,030

Holding Deposit: £206.00

EPC Rating: D

Council Tax Band: A

Property Type: 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.

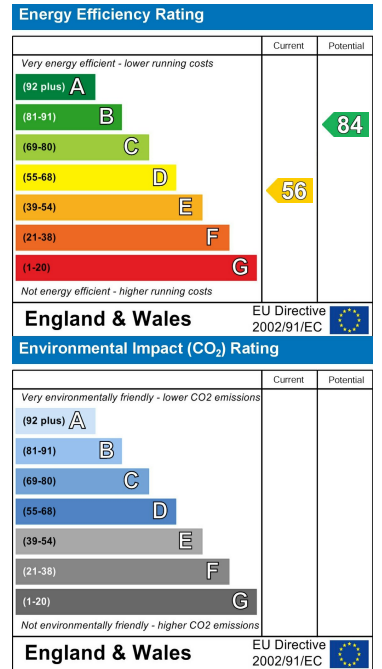
<https://www.groundstability.com/public/web/home.xhtml>

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

**www.merryweathers.co.uk**

**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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