



2 Hoyle Mill Road, Barnsley, S70 3EL

**£825 Per Calendar Month**

MERRYWEATHERS Offer to the rental market is this Spacious three-bedroom end-terrace house in Barnsley, offering three double bedrooms, bright living spaces, and convenient access to local schools, amenities, parks, and excellent transport links to Leeds and Sheffield.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

## Lounge



With two front facing UPVC windows and central heating radiators. The room is decorated neutrally throughout benefitting from carpet to the flooring.

## Bedroom Two



With a rear facing UPVC window and central heating radiator. The room is of double size featuring neutral décor and carpet to the flooring.

## Kitchen



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer 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 door providing access to the cellar.

## Bedroom Three



With a rear facing UPVC window and central heating radiator, the room is decorated neutrally throughout featuring carpet to the the flooring.

## Bedroom One



With two front facing UPVC windows and central heating radiator. The room is of double size and features a decorative cast iron fire place as the focal point.

## Bathroom



With a three piece suite comprising of a bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window

## External



To the rear of the property is a walled courtyard style garden.

## Lettings Information

Rent: £850.00

Bond: £850.00

Holding Deposit: £196.00

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.

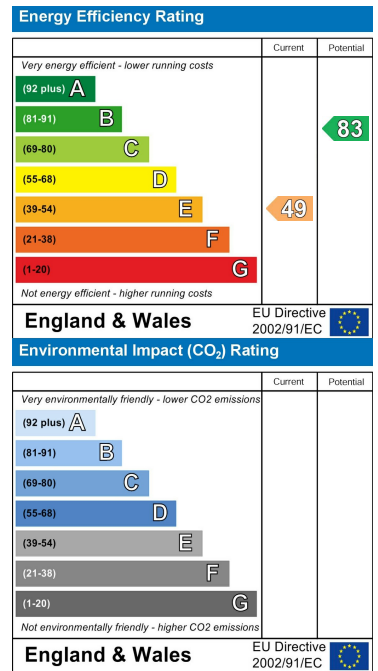
<https://www.groundstability.com/public/web/home.xhtml>

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

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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