

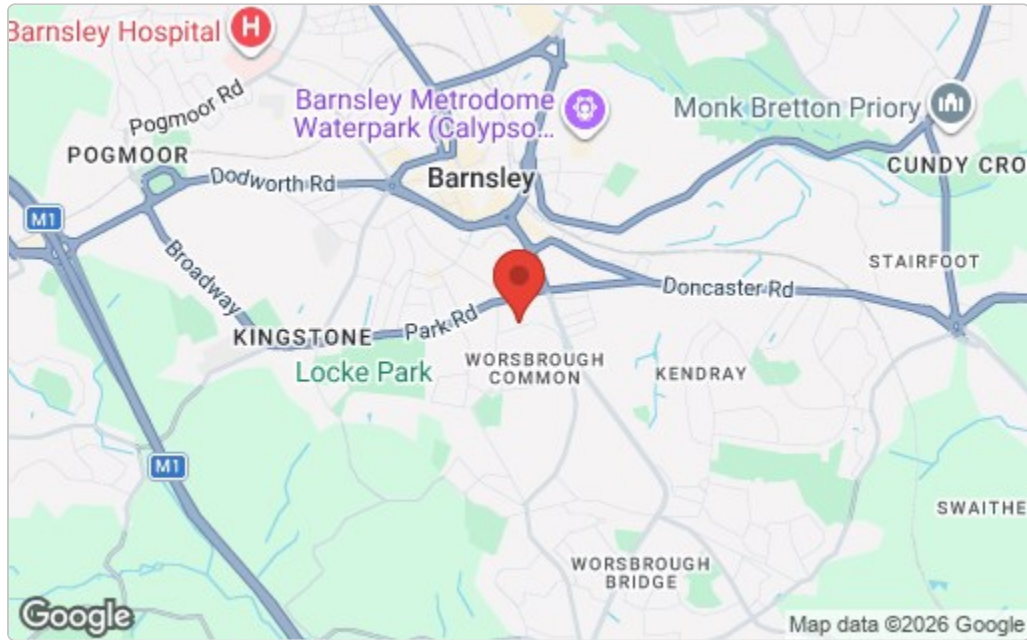
Floor Plan



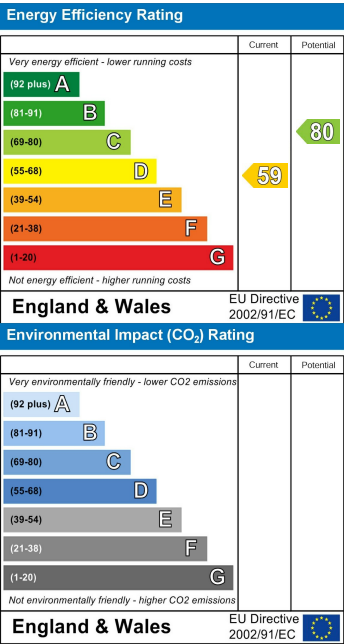
Total floor area: 78.1 sq.m. (840 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



51 Cope Street, Barnsley, S70 4JQ
£750 Per Calendar Month

This charming, two bedroomed mid-terrace house is available on a fully furnished basis, perfect for those seeking comfort, convenience and an immediate possession!

Located in great proximity to local shops, allowing for easy access to everyday essentials. Additionally, the excellent public transport links nearby make commuting a breeze, connecting you effortlessly to the wider Barnsley area and beyond.

Our deposit guarantee scheme, Reposit, provides peace of mind as you settle into your new home, so contact Merryweathers before it's too late!

www.merryweathers.co.uk

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

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Lounge



Is a spacious, neutrally decorated reception room with a feature, electric fire and surround. The lounge includes a double sofa, TV, TV unit and mirror.

Conservatory



Finished with laminate flooring and two leather chairs, overlooking the rear yard, perfect for quiet mornings and leads to:-

Kitchen/Dining Room



An "L" shaped kitchen including an integrated oven and gas hob, with extractor fan above. There are ample under counter and wall cupboards for storage. The kitchen/dining room includes a four seater dining table and chairs, with a rug beneath, microwave, kettle and toaster.

Utility Room



Includes a freestanding fridge/freezer and washing machine. There are further fitted units for extra storage.

Landing

Providing access to:-

Bedroom One



Front facing, double bedroom with neutral décor consists of a double bed frame, mattress, pillows, two bedside tables with lamps, wardrobes, two chest of drawers and TV.

Bedroom Two



The second bedroom is a single bedroom including a single bed frame, mattress, pillow, unit and a double wardrobe.

Bathroom



Consists of a three piece suite:- wash basin, WC and bath with electric shower over and a heated towel rail.

External



There is a low maintenance, front and rear yard. The rear courtyard is private and has access to the alleyway to the rear.

Tenancy Information

Rent: £750.00
Deposit: £865or Reposit Guarantee Scheme
Holding Deposit: £173.00
EPC Rating: D
Council Tax Band: A
Property Type: Mid Terrace House
Parking Type: On Street Parking
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>