



**HOUSE  
STYLE**  
End Terraced  
House

**RECEPTION  
ROOMS**  
2

**BEDROOMS**  
2

**EPC RATING**  
D

**CLOSE TO  
TOWN  
CENTRE**

## WELL PRESENTED 2 BEDROOM END OF TERRACE PROPERTY SITUATED CLOSE TO TOWN CENTRE

Presented to the rental market and being well presented is this end terraced property which is situated close to the town centre. Appointed with a modern kitchen, bathroom, decoration and carpets, and also being larger than what would first appear, we urge an early inspection. Excellently served by local amenities, the property offers gas heating and uPVC double glazing in accommodation briefly comprising: lounge, dining kitchen, first floor landing, 2 bedrooms and a house bathroom.

**£395 pcm**

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## Property Details

### GROUND FLOOR

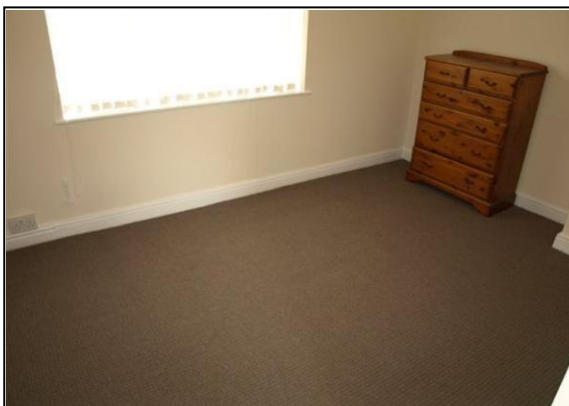


**LOUNGE 15' 9" x 12' 8"** (4.8m x 3.86m) A well proportioned front facing principal reception room with a tiled hearth, inset and attractive surround. There is also a uPVC double glazed window, a door and a radiator.



**KITCHEN 16' 0" x 8' 6"** (4.88m x 2.59m) Providing an expanse of roll edge worktop surfaces which in turn incorporates a one and a half bowl stainless steel sink unit with mixer taps over. There are base and wall mounted units complemented by part tiling whilst integrated appliances comprise of oven with 4 ring electric hob and fridge/freezer. The room also has a uPVC double glazed window and houses the combination boiler.

### FIRST FLOOR



**BEDROOM ONE 8' 10" x 15' 10"** (2.69m x 4.83m) A front facing master bedroom with a uPVC double glazed window and a single panel radiator.



**BEDROOM TWO** 12' 5" x 8' 7" (3.78m x 2.62m)  
Being rear facing and having a uPVC double glazed window and a single panel radiator.



**BATHROOM** Providing a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and a panelled bath. There is complementary tiling, storage and a uPVC double glazed window with obscure glass.



**OUTSIDE** The front of the property abuts the pavement whilst to the rear is a pebbled yard area.

**SERVICES** All mains are laid to the property.

**HEATING** The property has gas heating installed.

**DOUBLE GLAZING** The property has uPVC double glazing.

**NOTE** No services, mains or heating have been tested by Butcher Residential.

**LANDLORD STIPULATIONS** The landlord stipulates there are to be **NO SMOKERS AND NO PETS** in the property.

**BOND** A bond of £455 is payable in advance.

**DIRECTIONS** Leave Barnsley along Racecommon Road and then take a right onto Oak Street and then immediate right onto Richard Street and the property will be found on the right hand side indicated by our To Let board.

**SB/JB**

**For More information please contact our office on 01226 767766, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [penistone@butcherez.co.uk](mailto:penistone@butcherez.co.uk)**

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