



3 Bailey Croft, Barnsley, S70 6DG

£800 Per Calendar Month

Offered to the market for rent is this Two Bedroom mid town house property. Located just a short walk from the town centre.

The Property briefly comprises of a Entrance hall, two good sized bedrooms, Kitchen/Lounge, two bathrooms and garden to the front of the property.

Call MERRYWREATHERS on 01226 730850 to arrange you viewing.

Entrance Hall



With a front facing UPVC entrance door, central heating radiator and stairs rising to the first floor accommodation.

Ground Floor Bedroom



Located on the ground floor with central heating radiator and front facing UPVC window

Ground Floor WC



With a three piece suite comprising of a walk in shower, pedestal hand wash basin, low flush WC and central central heating radiator.

Lounge Kitchen



Located on the first floor is the kitchen/ Lounge with roll edge work surfaces and stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of base and drawer units. With integrated appliances to include an electric oven, hob and stainless steel hood above, space and plumbing for an automatic washing machine and central heating radiator.

Second Floor Bedroom



Located on the second floor with front facing UPVC windows, central heating radiator and en suite shower room.

En Suite



With a three piece suite comprising of a walk in shower, pedestal hand wash basin, low flush WC and central heating radiator.

External



To the front of the property is a small garden area surrounded by a timber fence.

Tenancy Information

The Property is under Barnsley Council

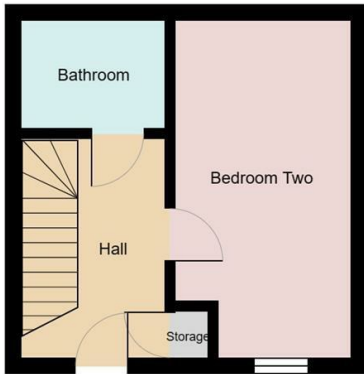
Council Tax Band A

EPC Rating C

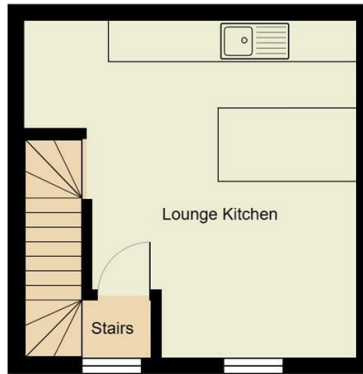
Holding Deposit £184.00

Bond £800.00

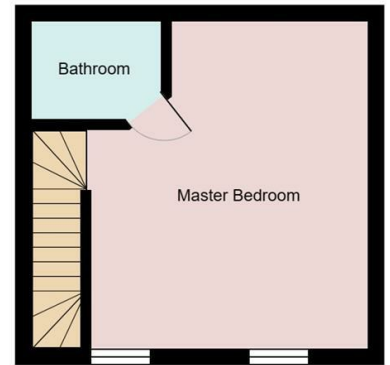
Floor Plan



Ground Floor



First Floor



Second Floor

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			94
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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, Doncaster, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

Registered in England and Wales No. 6679044

