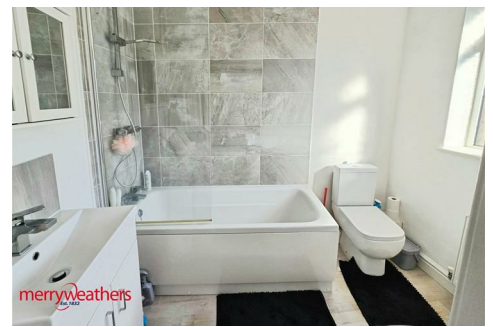
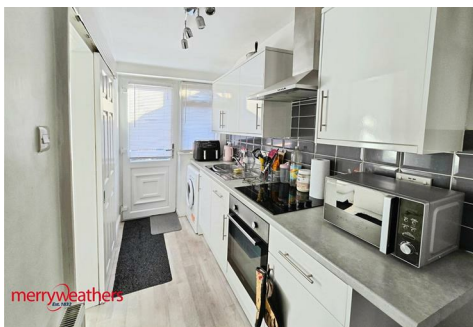




86 Snyderdale Road, Cudworth, S72 8LH

£650 Per Month

This well-maintained property on the sought-after area of Cudworth, offers a perfect blend of comfort and convenience. Ideally located close to local amenities, schools, and transport links, it's an excellent choice for professionals, couples, or families. Call us today to arrange a viewing. Available mid October.

Lounge 13'9" x 12'2" (4.21 x 3.72)

A lovely open plan lounge flowing into the dining area and kitchen. Neutral decoration and feature chimney breast with brick effect wallpaper.

Dining area 12'2" x 9'2" (3.73 x 2.81)

A good space for a table and chairs, with storage cupboard to side, neutral decoration and carpet.

Kitchen 10'5" x 5'1" (3.18 x 1.56)

Galley style kitchen with a range of wall and base units in white, matching worktop and flooring, with access to the rear garden and bathroom.

Bathroom 8'5" x 5'6" (2.59 x 1.69)

Downstairs modern bathroom comprising of a white 3 piece suite.

Bedroom One 13'6" x 12'4" (4.12 x 3.76)

A large front facing room with neutral decoration and carpet.

Bedroom Two 8'11" x 8'10" (2.74 x 2.71)

A further double bedroom to the rear elevation of the property with new decoration and carpet.

External

To the front of the property is a open paved area suitable for parking, to the rear is a lovely low maintenance garden with garage.

Tenancy Information

Rent: £700.00

Bond: £805.00

Holding Deposit: £161.00

EPC Rating: D

Council Tax Band: A

Property Type: Terrace

Tenure: Freehold

Parking Type: Driveway

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

