



Kynance Crescent, Brinsworth

Rent: £1,250.00pcm / Deposit:



Available To Let This TWO Bedroom Semi Detached Bungalow which is conveniently placed within walking distance to a choice of shops, schools and excellent transport links. In brief accommodation comprises: Spacious Lounge * Modern Fitted Kitchen with Appliances * One Double Bedroom with Built In Wardrobes * One Single Bedroom * Contemporary Bathroom with Shower * Sun Room *

Ample off road parking and a detached Garage, Well presented Gardens to Front & Rear.

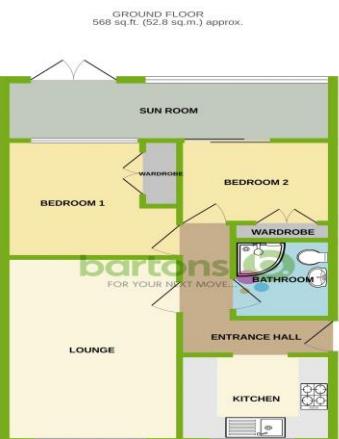
Bartons belong to the client money protection scheme Property Mark, the scheme reference number is C0008413.

Rent: £1,250.00pcm / Deposit: £1,442.00 / EPC: ORDERED / Council Tax: B / Holding Deposit: £288.00



ACCOMMODATION

- **Immaculate Two Bedroom Bungalow in Brinsworth**
- **Modern Bathroom & Newly Fitted Kitchen**
- **Spacious Lounge & Sun room to rear**
- **Front & Rear Lawn Gardens**
- **Ample Off Road Parking & Detached Garage**
- **Handy Location - Walking Distance to Shops, Schools & Pubs**
- **Excellent Commuter Links for Sheffield, Meadowhall & Rotherham Town**
- **Holding Deposit Payable of £253.00**



TOTAL FLOOR AREA - 568 sq.ft. (52.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions or any statement. The floorplans are for illustrative purposes only and are based on the best available information at the time of preparation. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

EPC TO BE CONFIRMED

51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY

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APPENDIX H: *Roots and Radicals* 685

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