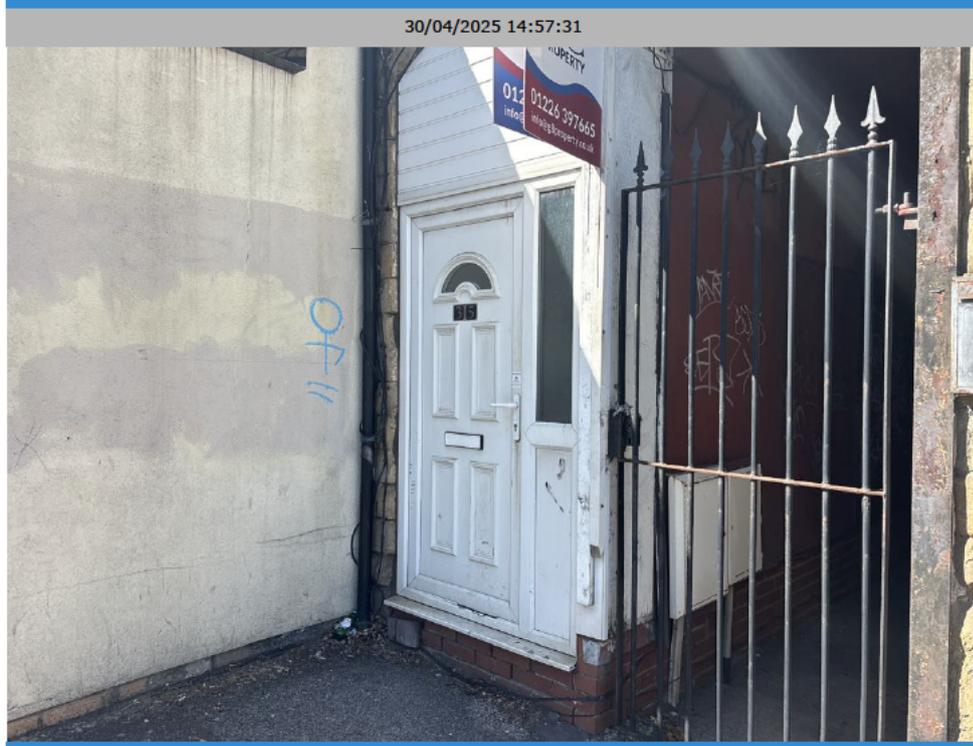


Property Inspection Report



35 Dodsworth Road, Barnsley, S70 6DY

Report Completed On: 30/04/2025 15:19

Report Completed By: Gareth Carey / Beecroft Estates

[View Report Photos](#)



Kitchen 1

Comments:

2 x freezer
2 x fridge I know if any of these 4 units work
1 x washing machine, again unknown if works
1 x hob

Photos:



Kitchen 2

Comments:

2 x fridges
2 x freezers
1 x washing machine
1 x oven (dirty)
1 x hob

All electric items are untested

Kitchen 2 - Continued

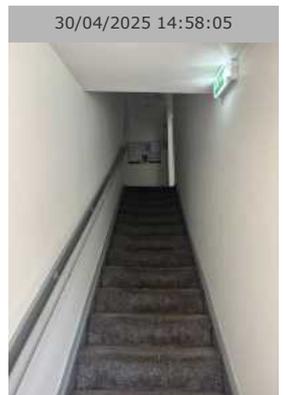
Photos:



Stairs & Landing

Comments:

Photos:



Stairs & Landing - Continued

30/04/2025 14:58:22



30/04/2025 14:58:29



30/04/2025 14:58:31



30/04/2025 15:08:05



30/04/2025 15:08:07



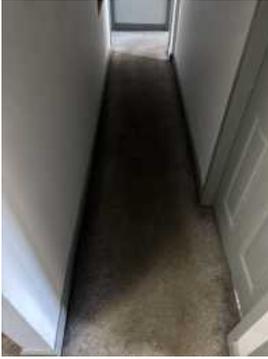
30/04/2025 15:08:17



30/04/2025 15:08:19



30/04/2025 15:08:22



30/04/2025 15:08:24



Bedroom 1

Comments:

- 1 x used mattress
- 1 x divan bed base
- 1 x head board
- 3 x chest of drawers
- 1 x wardrobe

Photos:

30/04/2025 15:05:32



30/04/2025 15:05:34



30/04/2025 15:05:41



30/04/2025 15:05:36



30/04/2025 15:05:44



Bedroom 1 - Continued

30/04/2025 15:05:46



30/04/2025 15:05:50



30/04/2025 15:05:53



30/04/2025 15:05:55



30/04/2025 15:05:57



Bedroom 2

Comments:

- 1 x fridge (unknown if working)
- 1 x seal new mattress
- 1 x divan bed base
- 1 head board - VERY DIRTY
- 1 x wardrobe
- 1 x chest of drawers

Photos:

30/04/2025 15:04:01



30/04/2025 15:04:06



30/04/2025 15:04:03



30/04/2025 15:04:08



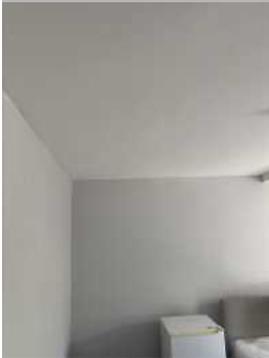
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30/04/2025 15:04:18



30/04/2025 15:04:22



Bedroom 2 - Continued

30/04/2025 15:04:24



30/04/2025 15:04:26



30/04/2025 15:04:28



Bedroom 3

Comments:

- 1 x fridge (working but has rotten food in)
- 1 x wardrobe
- 2 x chest of drawers (1 with damaged top)
- 1 x new head board

Photos:

30/04/2025 15:01:52



30/04/2025 15:01:55



30/04/2025 15:01:54



30/04/2025 15:01:58



30/04/2025 15:02:01



30/04/2025 15:02:03



30/04/2025 15:02:21



30/04/2025 15:02:23



30/04/2025 15:02:25



30/04/2025 15:02:27



Bedroom 3 - Continued



Bedroom 4

Comments:

1 x divan bed base
1 x mattress (used)
1 x wardrobe
1 x chest of drawers
1 x fridge - unknown if working or clean

Photos:



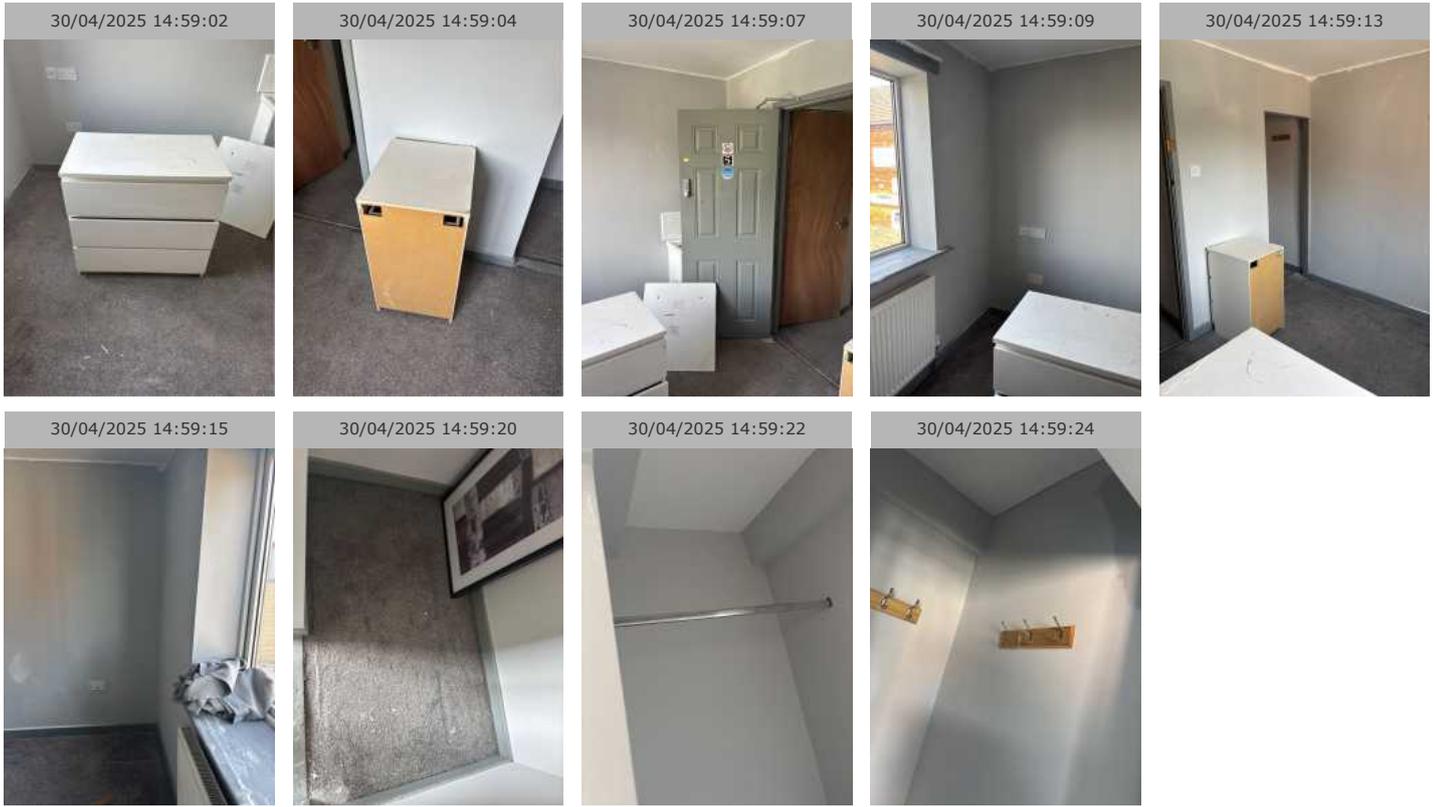
Bedroom 5

Comments:

2 x ikea drawer units

Bedroom 5 - Continued

Photos:

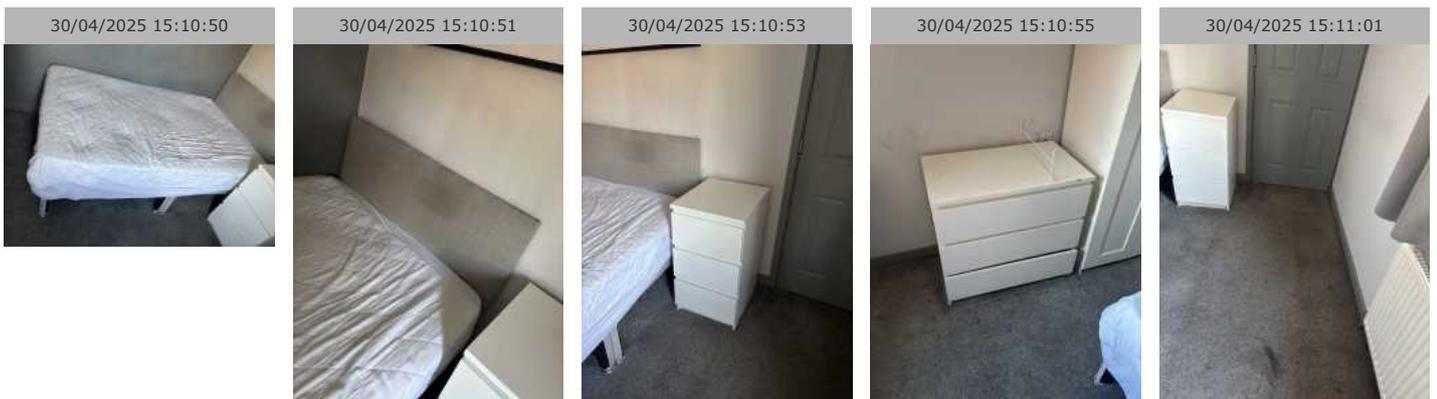


Bedroom 6

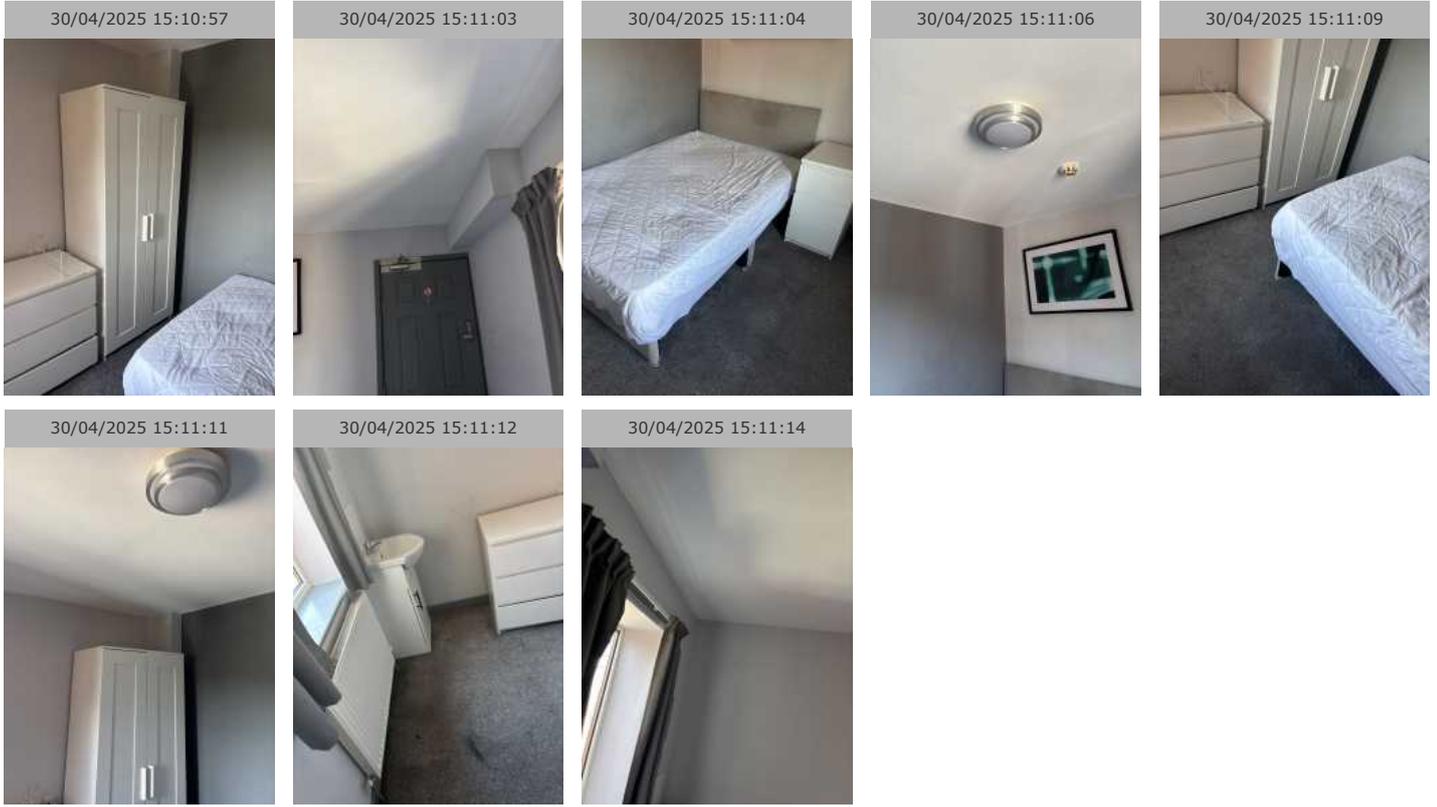
Comments:

- 1 x mattress
- 1 x divan bed base
- 1 x head board
- 2 x chests of drawers
- 1 x wardrobe

Photos:



Bedroom 6 - Continued

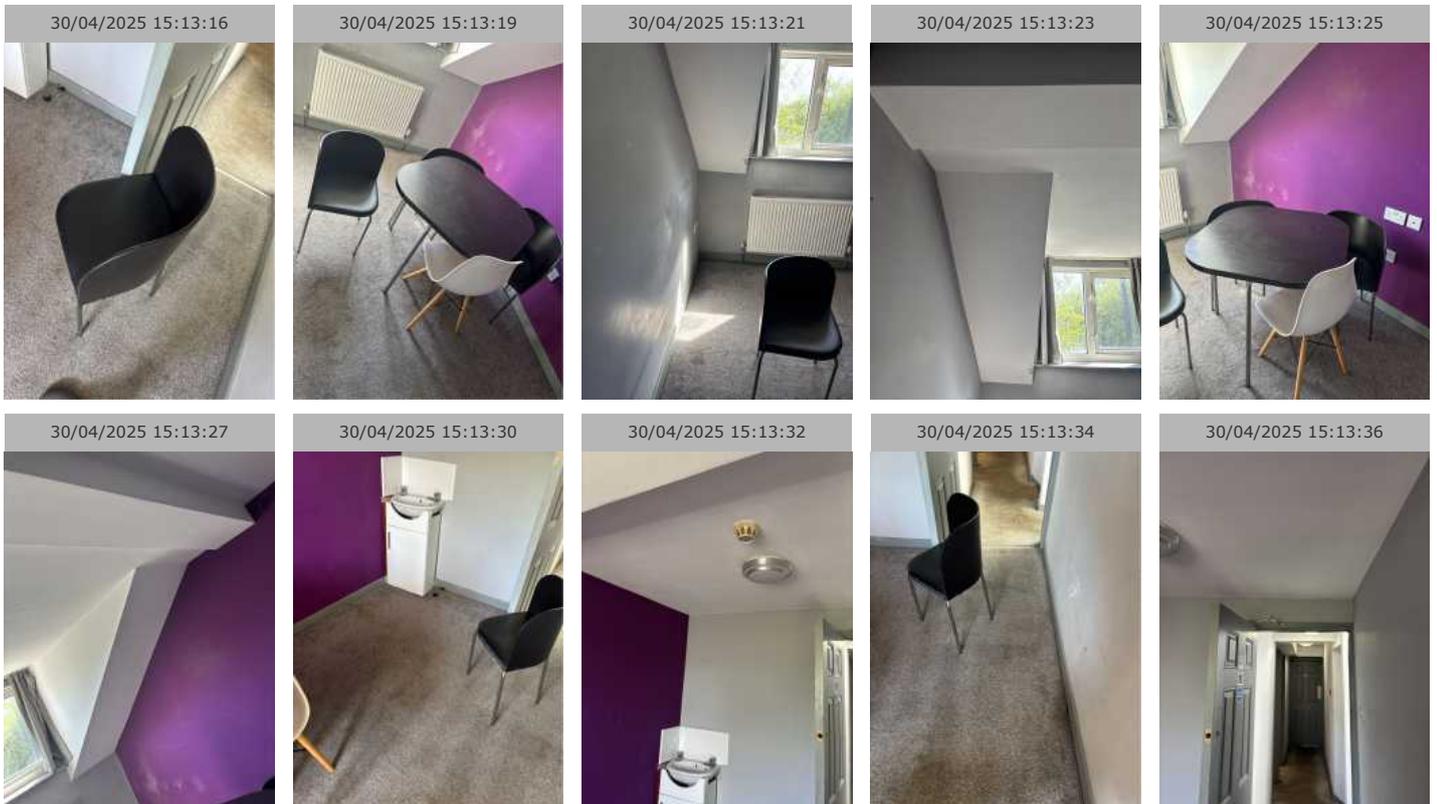


Bedroom 7

Comments:

5 x dining chairs
1 x dining table

Photos:

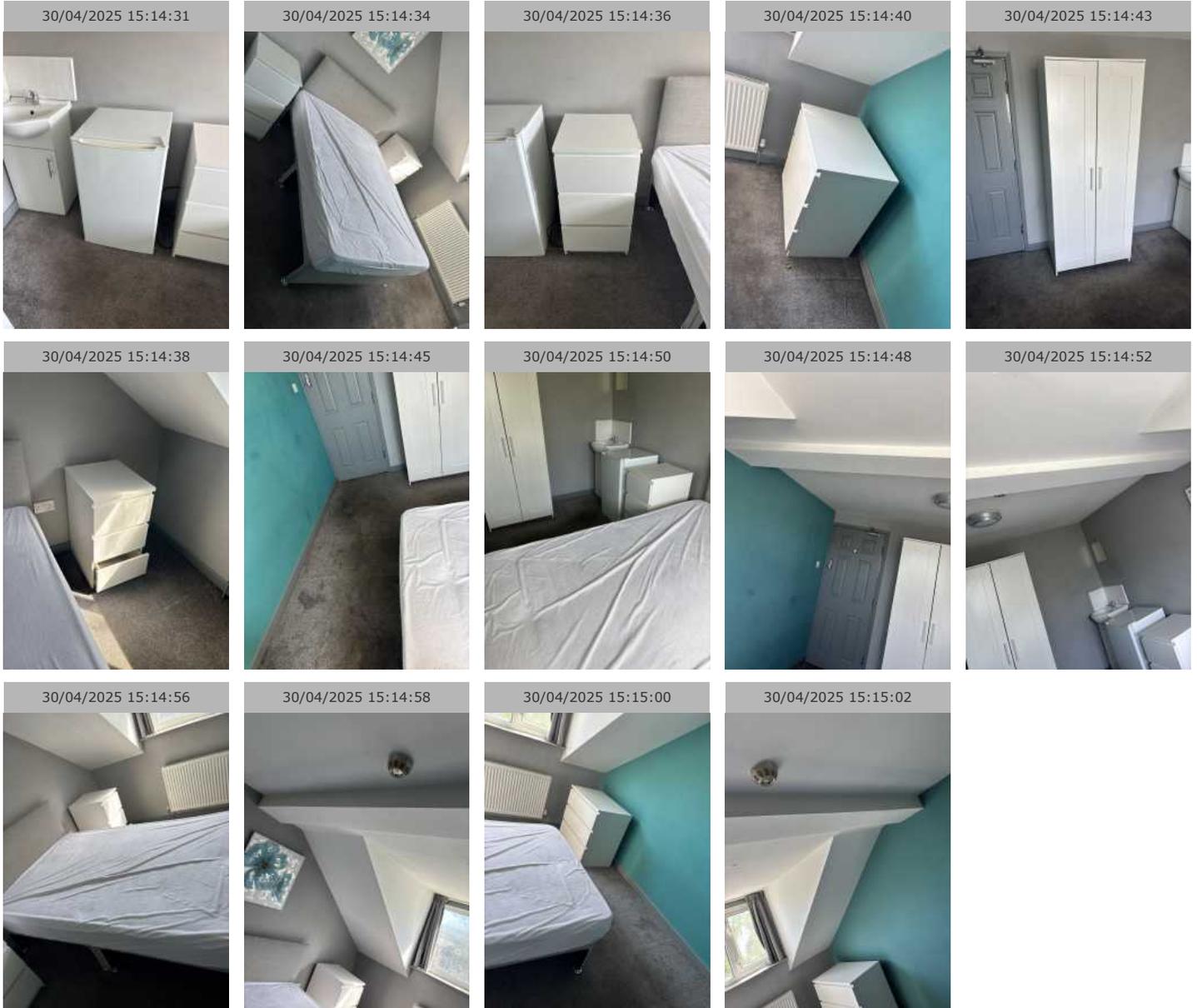


Bedroom 8

Comments:

1 x fridge (untested)
1 x mattress
1 x divan bed base
1 x head board
3 x chest of drawers
1 x wardrobe

Photos:



Bedroom 9

Comments:

1 x mattress - very stained
1 x divan bed base
1 x head board
1 x very dirty fridge (untested)
2 x chest of drawers - both have damaged tops and are dirty
1 x damaged wardrobe

Bedroom 9 - Continued

Photos:

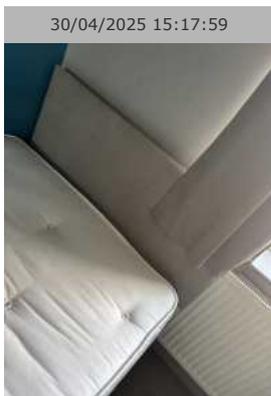


Bedroom 10

Comments:

- 1 x mattress
- 1 x divan bed base
- 1 x head board
- 1 x wardrobe damaged
- 2 x chest of drawers - both damaged
- 1 x fridge freezer untested

Photos:



Bedroom 10 - Continued



Check Out | Terms and Conditions

Disclaimer

This inventory has been prepared by Beecroft Estates Ltd and will provide a fair and accurate record of the main contents and conditions of the property and the property's internal conditions.

The person preparing this inventory is not an expert on fabrics, woods, materials, antiques etc or a qualified surveyor. The schedule of condition should not be used as an accurate description of each and every piece of furniture or equipment, or as a structural survey report.

Unless otherwise stated it is accepted that any listed item is in good condition and free from any obvious defect. A significant defect is normally seen as damage, usage or soiled which may constitute a discrepancy assessment upon termination of the tenancy.

Upon termination of the tenancy, the inventory report should be re-checked and any discrepancies and / or variations will be subject to the agreement by the managing agent / landlord and the tenant. The format will indicate as to whether there is any liability to the tenant taking into account general wear and tear and length of the tenancy.

The Inventory report has been checked by the undersigned, with the amendments and additional notes made as necessary. We understand that any amendments made more than 5 working days after receipt of the inventory will not be admissible.

Check Out | Declaration

Tenant/s Signature

Signed by .

Agent Signature

Signed by

