merryweathers
Est. 1832









12 Millhouse Court, Doncaster Road, Dalton, Rotherham, S65 3ET

£600 Per Calendar Month

Available to let, this unfurnished two-bedroom apartment in Dalton, Rotherham, offers two double bedrooms, a spacious lounge and a separate fitted kitchen. Situated within shared grounds with ample communal parking, the apartment is conveniently located close to local shops, amenities and transport links, with Rotherham town centre, just a short journey away.

Lounge 14'8" x 14'9" (4.48m x 4.50m)



With a front facing entrance door, two windows, central heating radiator, useful under-stairs storage and stairs rising to the first floor.

Kitchen/Dining Room 7'6" x 14'8" (2.29m x 4.48m)



Set beneath the side facing double glazed window and incorporated into the roll edge work surface is a stainless steel sink unit with mixer tap. There is space for a dining table, central heating radiator and the kitchen is fitted with a modern range of wall, base and drawer units with a rear facing double glazed entrance door.

Landing 11'0" x 6'5" (3.36m x 1.96m)

A small landing leading to both bedrooms and the bathroom.

Bedroom One 8'9" x 14'10" (2.68m x 4.54m)



With two front facing windows and a central heating radiator.

'L' Shaped Bedroom Two 7'6" x 14'1" (2.31m x 4.31m)



With a rear facing window and central heating radiator.

Bathroom 5'7" x 7'9" (1.71m x 2.38m)



Hosting a three-piece suite in white comprising of a

panelled bath with thermostatic shower above, pedestal wash hand basin and low flush w.c. Side facing opaque window and splash-back tiled areas to the bath.

External



There is a communal car park for ample off street parking

Tenancy Information

Rent: £600.00
Deposit: £692.00 or Reposit
Holding Deposit: £138.00
EPC Rating: D
Council Tax Band: A
Property Type: Ground floor flat
Parking Type: Off street parking
Restrictions: N/A
Construction Type: Brick
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

- Off-street parking
- Close to local parks and green spaces
- Spacious lounge
- Local shops and amenities
- Good public transport links
- Unfurnished accommodation

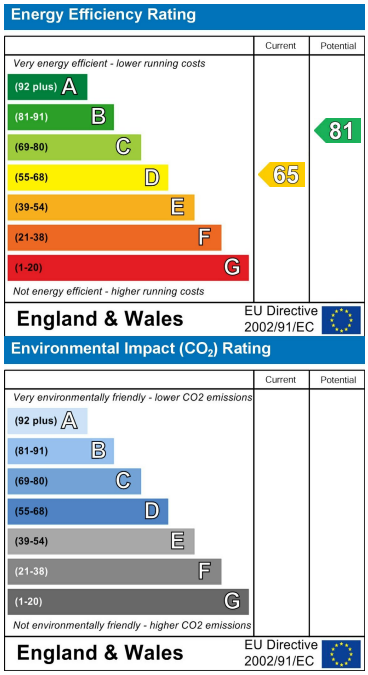




Area Map



Energy Efficiency Graph



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www.merryweathers.co.uk

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