



2B New Street, Stairfoot, S71 5AJ

£895 Per Calendar Month

Located in the heart of Stairfoot on New Street, this charming mid-terrace house offers a delightful blend of comfort and convenience. The house features three inviting bedrooms, modern, family bathroom and rear garden, which offers a private outdoor space. Additionally, off-street parking at the front of the property adds to the convenience.

Situated in a prime location, this property is in close proximity to local schools and amenities, making it an excellent choice for families. With its appealing features and desirable location, this three-bedroom mid-terrace house is available for rent from 30th of July. Don't miss the opportunity to make this lovely house your new home.

Lounge 11'6" x 14'5" (3.52 x 4.40)

A spacious, front facing lounge with feature wallpaper and grey carpet.

Kitchen/Dining Room 14'9" x 9'4" (4.50 x 2.87)

This fabulous area is perfect for family meal times with French doors opening onto the garden. The kitchen space offers a good range of wall and base units in white, high gloss and cooker included.

Bedroom One 8'5" x 13'3" (2.59 x 4.04)

A large, front facing bedroom room with a plush carpet, wallpaper and neutral walls.

Bedroom Two 8'0" x 10'7" (2.45 x 3.23)

A smaller double room, with neutral decoration and carpet. Overlooking the rear garden.

Bedroom Three 5'11" x 9'3" (1.82 x 2.84)

This single room would be perfect for a nursery or home office. Finished with neutral decoration and carpet.

Bathroom 6'5" x 7'10" (1.97 x 2.40)

Family bathroom comprising of a 3 piece white suite with shower over bath. Matching wall and floor tiles.

External

To the front of this family home is ample space for off street parking, and to the rear is a tiered, low maintenance garden.

Tenancy Information

Rent: £895.00

Deposit: £1,032

Holding Deposit: £206.00

EPC Rating: C

Council Tax Band: A

Property Type: Mid Terraced

Tenure: Freehold

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>

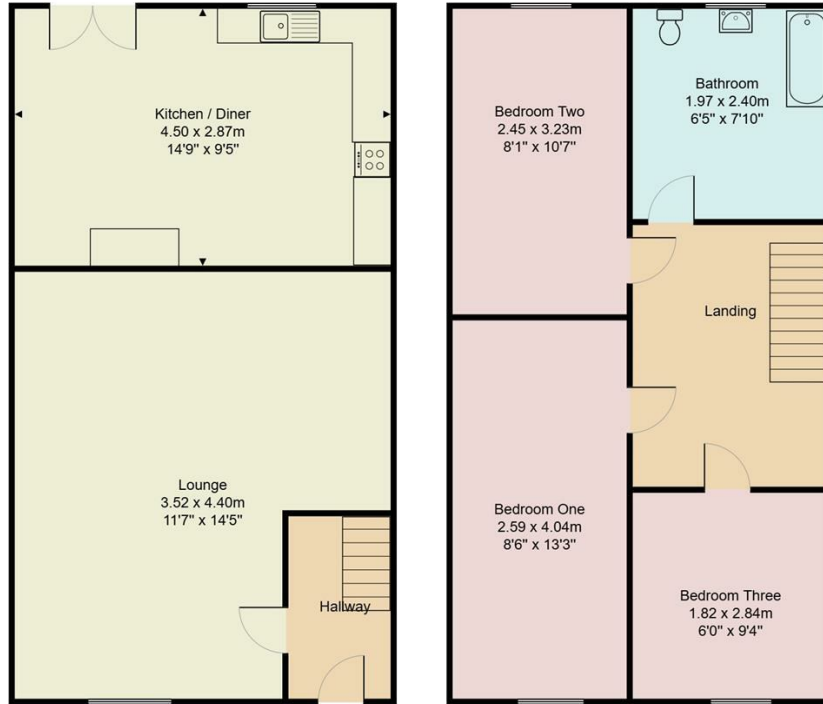
Planning Permissions: N/A

Accessibility Features: N/A

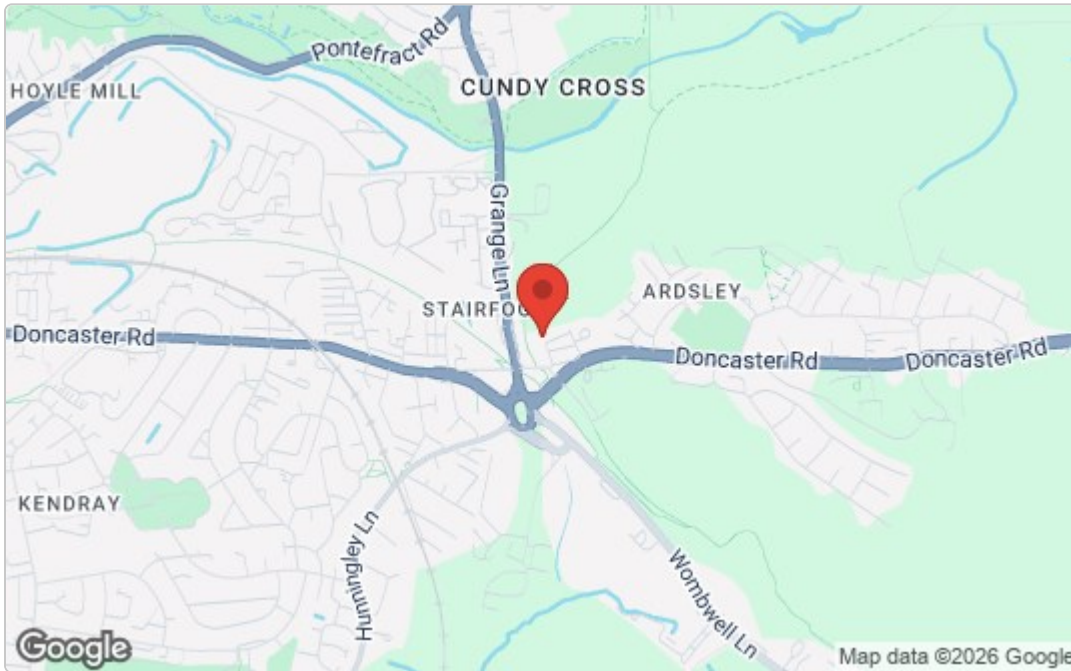
Coal Mining Area: South Yorkshire is a coal mining area

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>

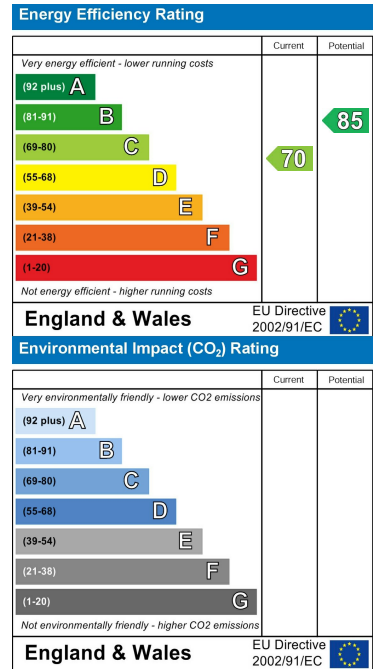
Floor Plan



Area Map



Energy Efficiency Graph



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.

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Merryweathers Residential Lettings Management 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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