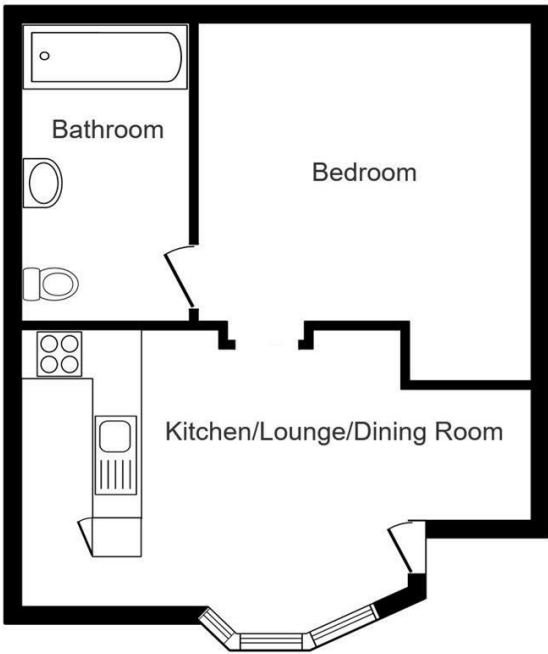


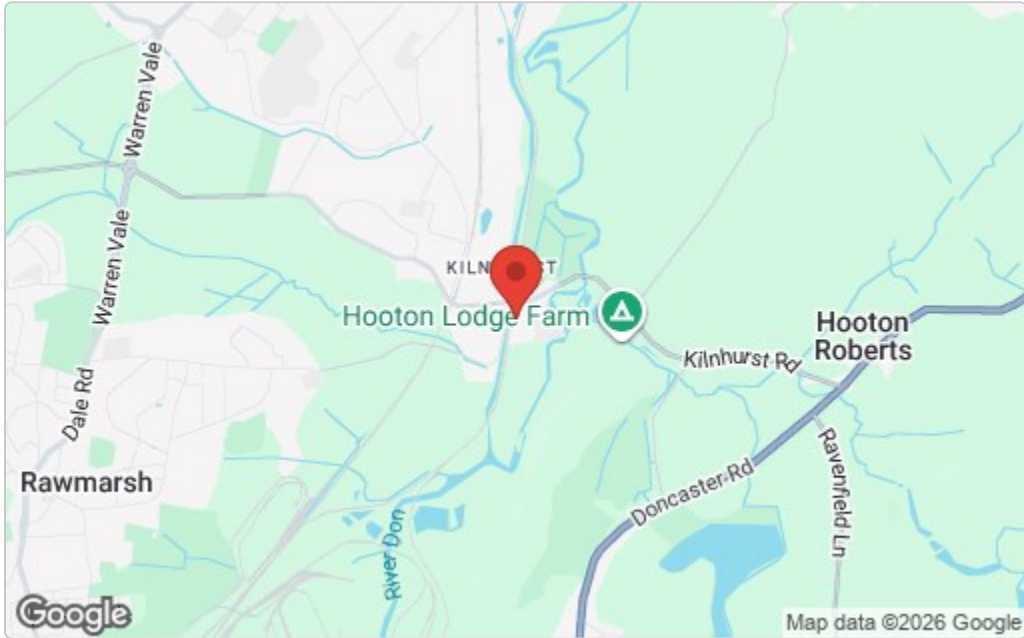
Floor Plan



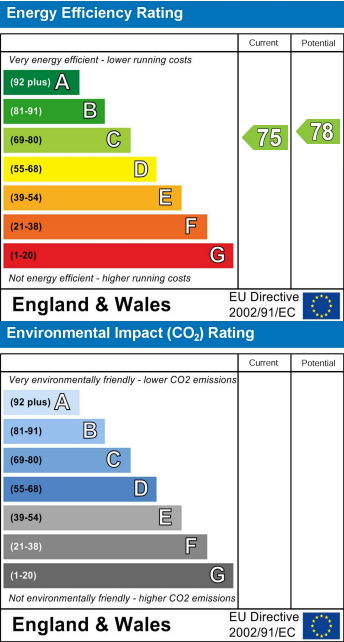
Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

Area Map



Energy Efficiency Graph



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

£550 Per Calendar Month

Welcome to this charming one bedroomed, ground floor flat located in Dalton. This property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a peaceful living environment.

The property is equipped with essential amenities nearby, ensuring that daily conveniences are just a short stroll away. For those who rely on public transport, the flat is conveniently situated near bus routes, making commuting to nearby areas straightforward. Additionally, the property includes off street parking in the communal car park, providing added convenience for residents with vehicles.

Available now, this flat is an excellent opportunity for anyone looking to settle in a welcoming community. The deposit guarantee scheme offers peace of mind, making the rental process smoother and more accessible.

Do not miss the chance to make this lovely flat your new home.

www.merryweathers.co.uk

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

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Open Plan Kitchen/Lounge 20'8" x 12'8" (6.32 x 3.87)



Front facing, large, open-plan reception room, double glazed bay window, television point and two central heating radiators. The kitchen consists of a freestanding, under counter fridge, freezer, washer/dryer and an electric cooker and incorporated into the roll edge work surfaces is a stainless steel sink unit with drawer and base cupboard beneath.

A step up leads to the:-

Bedroom 14'11" x 10'0" (4.57 x 3.05)



Situated at the rear of the apartment, is a spacious, double bedroom including a bed, single wardrobe, bedside tables and chest of drawers. The bathroom is accessible through this room.

Bathroom 10'4" x 5'6" (3.15 x 1.68)



Fitted with a three-piece suite comprising a bath with shower over and glass shower screen, low level w.c. and pedestal hand basin.

External

There is a communal car park for ample off street parking and communal flagged area, fronting the accommodation.

Tenancy information

Rent: £550.00
Deposit: £634 or Reposit Guarantee Scheme
Holding Deposit: £126.00
EPC Rating: C
Council Tax Band: A
Property Type: Ground Floor Flat
Parking Type: On Street Parking – Communal Car Park
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>