



25 Winney Hill, Harthill, Sheffield, South Yorkshire, S26 7YL

**£950 Per Calendar Month**

We are pleased to welcome to the market this beautifully 3 bedroom semi-detached property, perfect for a family.

Located in walking distance to the primary school, amenities and local shops.

The accommodation briefly comprises of; a lounge, dining room, kitchen, w/c. To the first floor, three bedrooms and a bathroom.

To book a viewing please call Merryweathers!



### Front

To the front of the property is a block paved drive.

### Lounge 11'9" x 17'0" (3.6 x 5.2)



Having a front facing window and central heating radiator.

### w/c 5'10" x 2'11" (1.8 x 0.9)



Having a toilet, vanity basin and radiator.

### Kitchen 10'5" x 18'4" (3.2 x 5.6 )



Having a large kitchen room with a range of high gloss base and wall units. Inset sink, integrated electric hob, oven and extractor. Rear facing window and patio doors.

### Dining room 16'8" x 8'10" (5.1 x 2.7 )



Having a radiator and storage cupboard.

### First floor

### Bedroom One 12'1" x 11'5" (3.7 x 3.5 )



Having a central heating radiator, rear window and storage cupboard.

### Bedroom Two 12'1" x 8'6" (3.7 x 2.6 )



Having a front facing window and radiator.

### Bedroom Three 7'2" x 8'10" (2.2 x 2.7)



Having a rear facing window and radiator.

### Family Bathroom 7'10" x 4'11" (2.4 x 1.5 )



Having a three piece suite with shower over bath, heated towel rail and side facing window.

### Garden

Having a lawn and patio.

### Tenancy Information

Rent: £950

Bond: £1,095

EPC: E

Council Tax Band: A

Holding deposit £219

Length of tenancy 6 months

Property Type: semi detached

Parking Type: off street

Construction Type: Brick

Heating Type: Gas central heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building safety: n/a

Restrictions: n/a

Rights and Easements: n/a

Flooding: Low Risk

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: 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>



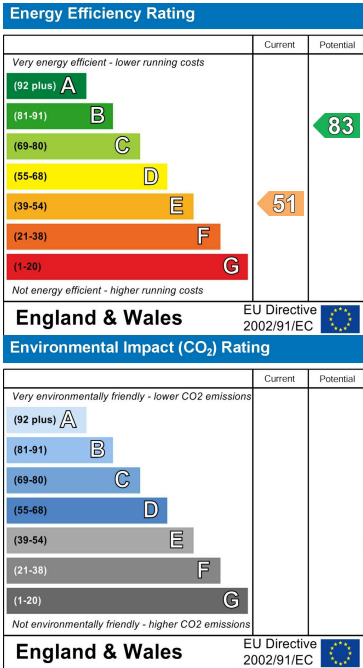
- Available Now
  - Off Road Parking
  - Downstairs W/C
- Rear Garden
  - Large Family Kitchen/Dining Room
  - Modern Throughout



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

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