

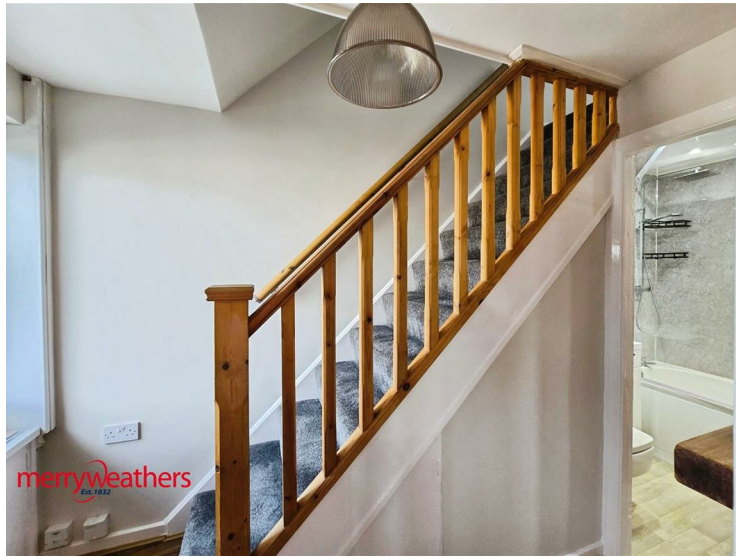


26 Hall Road, Rotherham, South Yorkshire, S60 2BP

£825 Per Calendar Month

Live in your own HALL! this beautifully presented family home is available to move into straight away. Modern throughout and located on the outskirts of town in Moorgate. The area is a short stroll in the town centre and ideal for Rotherham General hospital. Great for local amenities and easy access to transport links, buses, rail and motorway. Don't miss this one call us to today to arrange an viewing.

Hallway



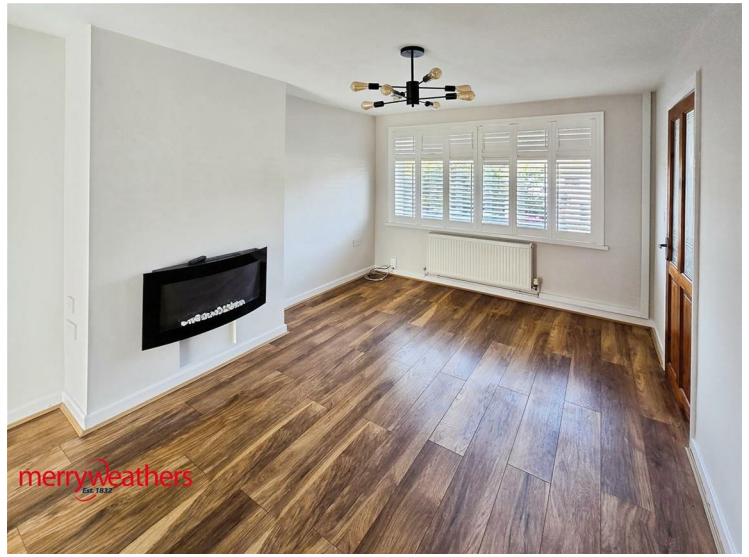
This lovely entrance hallway with stairs to first floor and access to the downstairs bathroom and lounge.

Bathroom 5'9" x 5'4" (1.77 x 1.63)



This modern bathroom offers a 3 piece white suite with wall panelling, chrome towel radiator and finished with matching flooring.

Lounge 14'8" x 10'2" (4.49 x 3.10)



What a beautifully presented room with neutral decoration and wooden flooring. With the added benefit of a wall mounted electric fire.

Kitchen/Diner 16'1" x 10'7" (4.92 x 3.24)



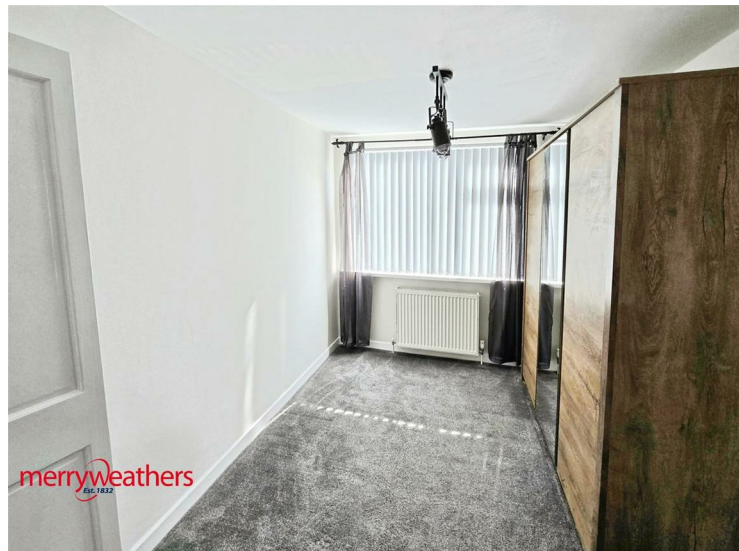
A great room for family meal times, with the kitchen area offering a range of grey shaker units with butcher block style worktop, built in oven and hob. The dining area has sliding patio doors over looking the garden.

Bedroom one 12'11" x 9'11" (3.95 x 3.04)



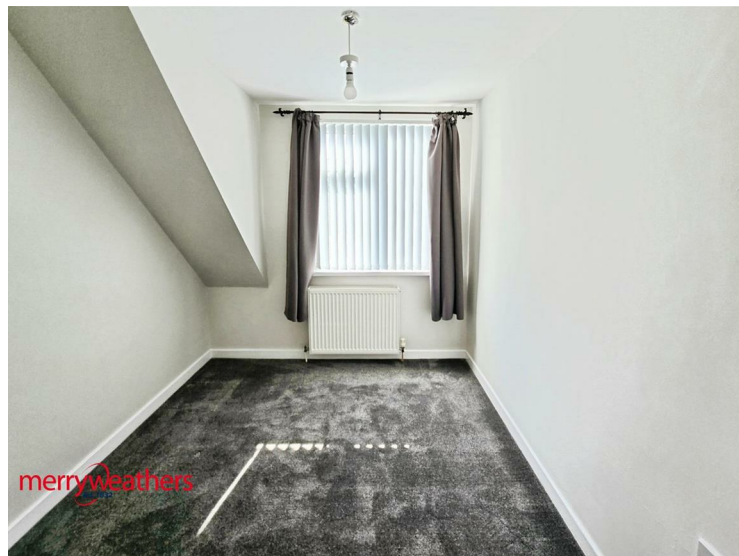
A large front facing room with neutral decoration, grey carpet and wardrobes.

Bedroom two 11'8" x 7'10" (3.58 x 2.41)



A double room to the rear elevation of the property with neutral walls, carpet and wardrobes.

Bedroom three 8'8" x 7'10" (2.66 x 2.39)



This room is a smaller room to the rear elevation with carpet and neutral walls.

External



To the front of this family home is garden area with driveway to the side, leading to the garage. To the rear is a large garden with lawn and decking area and a further patio area. This is perfect for summer evening relaxing.

Tenancy Information

Rent: £825.00

Bond: £951.00

Holding Deposit: £190.00

EPC Rating: D

Council Tax Band: C

Property Type: Semi Detached

Tenure: Freehold

Parking Type: Driveway

Restrictions: N/A

Construction Type: Standard

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

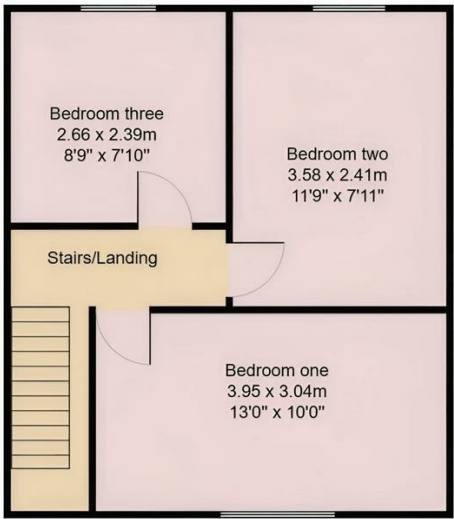
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



Ground Floor



First Floor

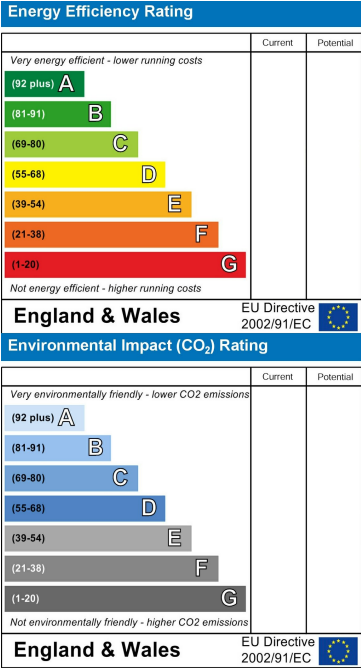


Total Area: 89.7 m² ... 965 ft²

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.

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