



23 Osbert Drive, Thurcroft, Rotherham, S66 9AF

**£650 Per Calendar Month**

**\*\*AVAILABLE FROM 20/11/2024\*\*** is this modern and well presented, spacious, semi-detached house, situated on a corner plot with a large conservatory, separate lounge and dining room, kitchen and ground floor W.C. Two first floor bedrooms, study room and a large family bathroom. UPVC double glazed and gas central heated. Within easy access to the M18 motorway.

Call Merryweathers today to arrange your viewing!

## AMENITIES

The property is located within easy reach of local shopping and schooling facilities. Local transport is plentiful and local commuters are within a short drive to Motorway networks M1 and M18.

## ENTRANCE PORCH

Leading to the lounge.

## LOUNGE 13'2" x 8'11" (4.02m x 2.74m)

With front facing UPVC double glazed window; open plan stair case and central heating radiator.

## DINING ROOM 13'1" x 8'7" (4.01m x 2.62m)

With rear facing UPVC double glazed French doors to the conservatory and double French doors leading to the kitchen.

## KITCHEN 10'0" x 7'8" (3.06m x 2.36m)

With side facing UPVC double glazed window; a range of fitted base and wall mounted units incorporating a four ring gas hob and electric oven with extractor fan over; sink and drainer with mixer taps; integrated fridge and freezer; plumbing for washing machine; tiled floor and splash backs.

## SIDE HALL

With side facing UPVC double glazed external door in to the side storage area and under stair storage cupboard.

Cloak/WC: With obscure UPVC double glazed window and low flush W.C

## CONSERVATORY 8'10" x 7'11" (2.70m x 2.42m)

With side and rear facing UPVC double glazed windows and door leading to the garden.

## LANDING

With built in storage cupboard housing the boiler; doors to all bedrooms and bathroom.

## BEDROOM ONE 12'4" x 8'9" (3.76m x 2.69m)

With rear facing UPVC double glazed window and central heating radiator.

## BEDROOM TWO 13'1" x 10'5" (4.01m x 3.18m)

With front facing UPVC double glazed window and central heating radiator.

## STUDY 8'7" x 4'7" (2.62m x 1.42m)

With UPVC double glazed window; built in storage cupboard and central heating radiator.

## BATHROOM

With roll edge bath; fitted vanity units providing excellent storage; low flush wc; wash basin; obscure Upvc double glazed window and partially tiled walls.

## OUTSIDE



To the front of the property is a double drive way with wrought iron gates providing off road parking; large side storage area which measures 3.54m x 5.02m with front facing UPVC double glazed window and rear facing Upvc French doors to the garden.

To the rear of the property is a lawned garden.

## TENANCY INFORMATION

Rent: £650

Bond: £650

Holding Deposit: £150

EPC Rating: D

Council Tax Band: A

Property Type: Semi-Detached House

Tenure: Freehold

Parking Type: Off Street Parking

Restrictions: No pets

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

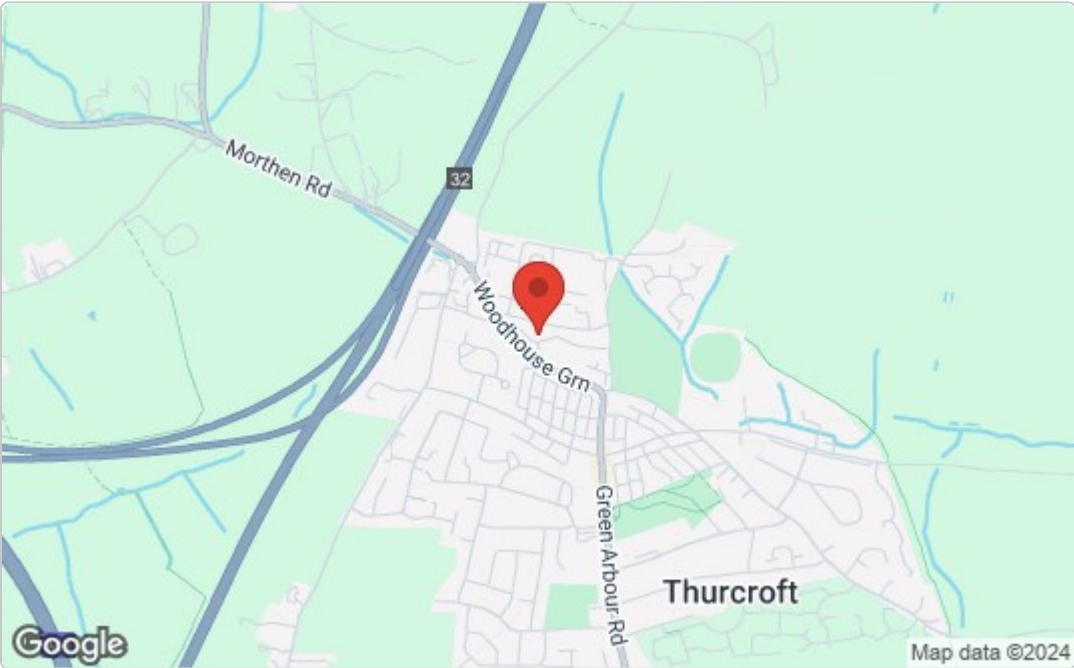
Coal Mining Area: South Yorkshire is a coal mining area

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>

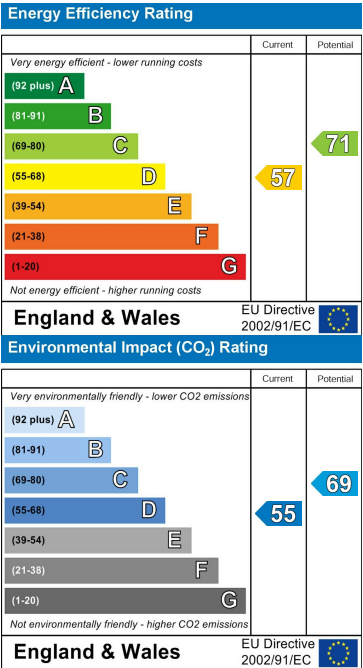
- Two Bedrooms & Study Room
  - Conservatory
  - Spacious Semi-Detached House
- Two Reception Rooms
  - Large Storage Area to the Side
  - Off Street Parking

Area Map



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.

Energy Efficiency Graph



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