

Floor Plan

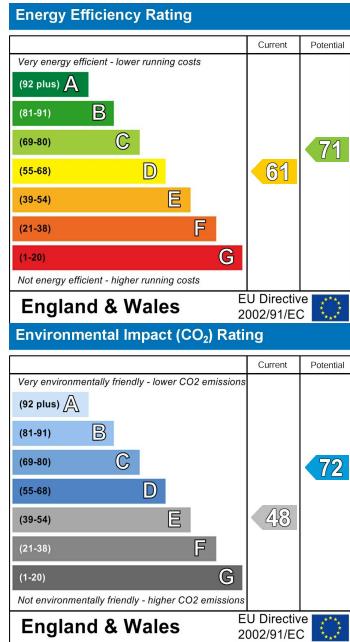


Area Map



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



www.merryweathers.co.uk

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

Registered in England and Wales No. 6679044



merryweathers
Est. 1832



3 Brow Hill Road, Maltby, Rotherham, S66 8AP

£1,200 Per Calendar Month

Currently undergoing a mini refurbishment!! This fantastic large family home, is available to rent on a quiet estate in the heart of Maltby and overlooks the playing fields. The area offers easy access to superb amenities including the main high street shops. Great for doctors surgery and dentists. Perfect for schools such as Maltby Lilly Hall Academy and has great public transport links and ideal for the M18 motorway for the commuter. This little gem needs to be viewed to appreciate the size.

Hallway 13'2" x 4'9" (4.02 x 1.46)

This lovely entrance hallway with a double glazed entrance door, telephone point, central heating radiator and providing access to all ground floor rooms.

Ground floor WC 4'1" x 4'1" (1.25 x 1.26)

With a obscure double glazed window. Fitted with a low flush W.C and pedestal hand wash basin.

Kitchen 12'11" x 8'5" (3.94 x 2.59)

Fitted with ample units with matching work surfaces. Including a breakfast bar, one and half bowl sink with mixer tap, freestanding dishwasher, integrated four ring electric hob, with extractor over and separate integrated electric oven. For extra storage, there is an under stairs cupboard.

Lounge Dining room 19'10" x 17'5" (6.07 x 5.33)

Spacious, open plan lounge/dining room finished with neutral carpets and providing access to the second reception room and stairs to the first floor.

Reception Room 9'10" x 24'1" (3.01 x 7.36)

Overlooking the rear garden and the fields with French patio doors and an electric fireplace. Another large reception room which could be utilised as a separate dining room, study/office or even a playroom for the growing family.

First Floor Landing 8'7" x 8'7" (2.64 x 2.62)

To the half landing is a side facing double glazed window to the first floor landing there is access to the loft, central heating radiator, shelved storage/airing cupboard housing the immersion heater switch.

Bedroom One 14'6" x 9'1" (4.42 x 2.79)

A spacious double bedroom overlooking the rear aspect and the large field with central heating radiator and double glazed window.

Bedroom Two 10'0" x 9'11" (3.05m x 3.02m)

Is a front facing, double bedroom including fitted wardrobes and dressing table.

Bedroom Three 9'11" x 9'10" (3.04 x 3.02)

To the rear elevation is another double bedroom with neutral carpets and contrasting walls with feature wallpaper.

Bedroom Four 9'3" x 6'1" (2.82m x 1.85m)

A front facing, single bedroom decorated with grey carpets and décor with feature wall.

Bathroom 8'0" x 6'4" (2.46 x 1.94)

Consisting of a white suite comprising low flush W.C, pedestal hand wash basin, corner bath and standing shower unit with extensive wall tiling, central heating radiator.

Integral Garage 17'10" x 7'8" (5.46 x 2.34)

With up and over door power and lighting as well as housing the gas boiler. Access door back to the entrance hall. Excellent for storage.

External

At the rear of the property there is an enclosed garden with paved area and aspect over the fields, perfect for letting the children let of steam playing sports. There is a paved pathway to the side with outside tap. To the front is a driveway providing ample off road parking approaching the integral garage.

Tenancy Information

Rent: £1200
Deposit: £1384
Holding Deposit: £276
EPC Rating: D
Council Tax Band: D
Property Type: Detached
Tenure: Freehold
Parking Type: Driveway and 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>