



18 Greystones Road, Whiston, Rotherham, South Yorkshire, S60 4BG

**£950 Per Calendar Month**

**\*\*Reposit Guarantee Scheme Available\*\*** for this well presented and recently decorated, three bedroom, mid terrace house, situated in the sought after location of Whiston, which offers great public transport links with bus stops available on the street, easy access to motorways and central for Rotherham Town Centre for further public transport such as Rotherham Train Station and amenities! This house is perfect for those looking for a quiet location to live while being able to access amenities easily.

Call Merryweathers to arrange your viewing, before this stunning house is gone!

### **Kitchen/Dining Room 17'1" x 11'1" (5.23 x 3.39)**

This large, neutrally decorated, open plan kitchen/dining room consists of a modern kitchen with free standing oven with gas ring hob and extractor fan above, ample cupboard and worktop space. Also with an under stairs cupboard for plenty of storage space.

### **Lounge 14'1" x 17'3" (4.30 x 5.26)**

Is a spacious reception room, perfect for family nights in, finished with tiled floors, grey painted walls and a feature electric fire. There are carpeted stairs leading to the first floor as well as access through to:-

### **Conservatory 10'0" x 9'4" (3.05 x 2.86)**

The conservatory which overlooks the private, rear garden is decorated neutrally and is the perfect addition to the lounge and to access the garden.

### **Landing 10'9" x 6'3" (3.28 x 1.93)**

Carpeted landing with storage cupboards, leading to:-

### **Bathroom 5'1" x 6'1" (1.55 x 1.87)**

Includes a three piece white suite:- wash basin, WC and bath with shower over and glass shower screen. Decorated with white tiled walls and contrasting tiled floors.

### **Bedroom One 12'6" x 8'10" (3.82 x 2.71)**

A sizeable, rear facing, double bedroom with plush grey carpets and grey painted walls, central heating radiator and double glazed window.

### **Bedroom Two 10'8" x 10'4" (3.26 x 3.16)**

The second double bedroom, front facing including integrated wardrobes with sliding mirrored doors, central heating radiator and double glazed window.

### **Bedroom Three 9'0" x 7'6" (2.76 x 2.29)**

Is a rear facing, single bedroom with neutral décor, central heating radiator, double glazed window and finished with grey carpets.

### **External**

At the front of the property there is a parking space for off street parking, in front of the secure fence which leads to the front garden, consisting a paved path to the front door and a small lawned area. You can also access the outhouse which is located

### **Tenancy Information**

Rent: £950.00

Deposit: £1,096 or Reposit (Deposit Guarantee Scheme)

Holding Deposit: £219.00

EPC Rating: C

Council Tax Band: A

Property Type: Mid Terrace House

Tenure: Freehold

Parking Type: 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>

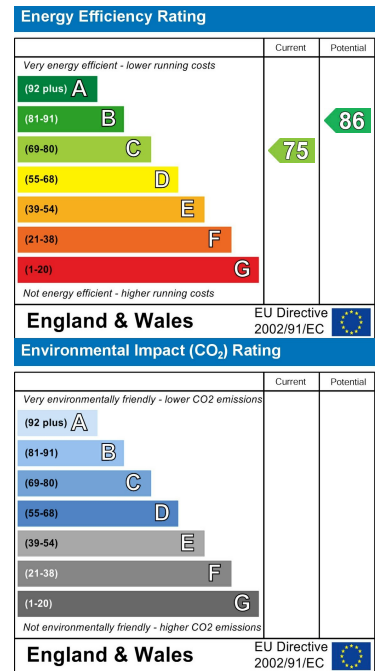
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

**Merryweathers Residential Lettings Management** 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 379444 E-mail: [lettings@merryweathers.co.uk](mailto: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

