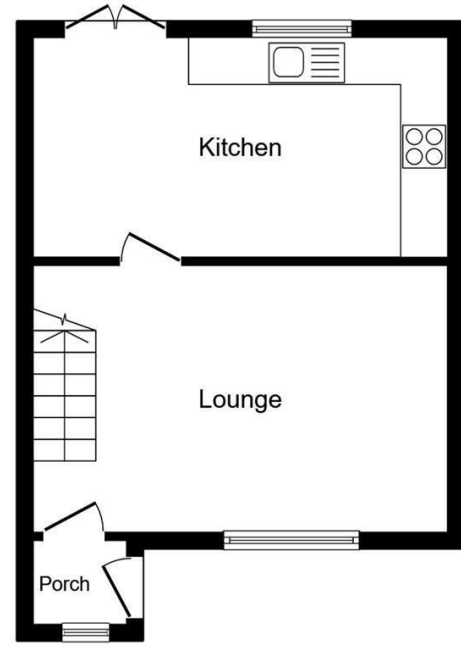
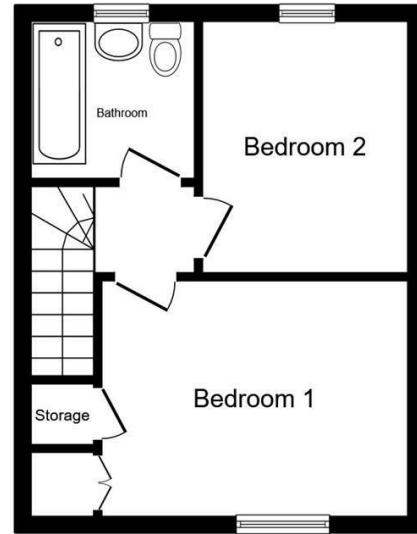


Floor Plan



Ground Floor



First Floor

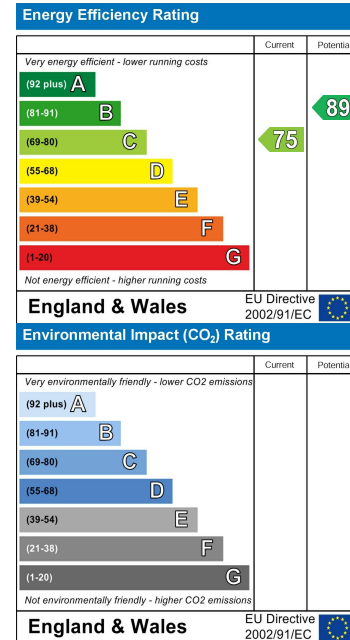
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



4 Mulberry Close, Parkgate, Rotherham, S62 6BW
£800 Per Calendar Month

****Deposit Guarantee Scheme Opiton**** is available on this delightful, semi-detached house which will be available from mid-June! Featuring a spacious reception room and two inviting bedrooms, it's an ideal choice for small families or couples seeking a cosy home.

The private rear garden, offers a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy some fresh air. Additionally, the ample off-street parking allows for easy access and convenience, accommodating two vehicles comfortably.

Located near Parkgate Shopping Park means that residents can enjoy a variety of shops, restaurants, and amenities just a stone's throw away. The house is also within easy reach of bus routes, only two streets from Mulberry Close!

www.merryweathers.co.uk

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

Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

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 Registered in England and Wales No. 6679044



Porch 3'6" x 3'2" (1.07 x 0.98)

Entrance porch offers the perfect place for shoes and coats before you step into the lounge.

Lounge 12'0" x 13'3" (3.66 x 4.05)



This spacious, neutrally decorated, front facing lounge with brand new, grey carpets includes stairs rising to first floor and leads to:-

Kitchen/Dining Room 7'7" x 13'2" (2.32 x 4.03)



Overlooks the rear garden with double patio doors granting access and providing ample natural lighting. The "L" shaped kitchen consists of an integrated electric oven and hob with extractor fan above and there is space and plumbing for a washing machine, separate dryer or under counter fridge or freezer.

Landing 3'1" x 2'5" (0.94 x 0.76)

Carpeted landing leading to:-

Bedroom One 10'4" x 9'8" (3.15 x 2.96)



Is a double bedroom with two separate built in storage cupboards, brand new plush carpets and light painted walls. Double glazed windows overlook the front of the property with central heating radiator underneath.

Bedroom Two 9'6" x 6'5" (2.90 x 1.97)



A rear facing, single bedroom finished with brand new grey carpets and painted walls. This bedroom is perfect for a child or as a home office.

Bathroom 5'8" x 6'0" (1.73 x 1.84)



Three piece suite consisting of:- close coupled WC, wash basin and bath with electric shower over and a glass shower screen.

External



To the front is a small lawned garden with brick boundary wall and access to the driveway. A locked gate divides the long driveway into two, giving extra security to your vehicles and further off street parking spaces.

To the rear is a further lawned garden with a paved path leading to the patio doors.

Tenancy Information

Rent: £800.00
Deposit: £923.00 or Reposit (Deposit Guarantee Scheme)
Holding Deposit: £184.00
EPC Rating: C
Council Tax Band: B
Property Type: Semi-detached House
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>