



19 The Mount, Sunnyside, Rotherham, South Yorkshire, S66 3XU

£950 Per Calendar Month

Available now is this beautiful, end terrace town house with rear garden and garage.

The house is laid out across three floors, the ground floor comprises of the modern kitchen, spacious lounge with a storage cupboard, downstairs WC and access to the rear garden through the lounge patio doors. On the first floor is a small "L" shaped single bedroom, double "L" shaped bedroom and family bathroom consisting of a WC, bath and wash basin. On the second floor is the main double bedroom, with en-suite consisting of a WC, wash basin and standing shower unit and also built in storage cupboards.

Situated in a popular estate, this spacious house will not be available for long so call Merryweathers on 01709 379444 before it's too late!

Hallway

Entrance hallway with laminate flooring and neutral décor, leading to:-

Kitchen 9'9" x 5'10" (2.98 x 1.80)



This modern kitchen offers plenty of cupboards, dish washer and integrated oven and gas hob.

Downstairs WC 5'0" x 2'11" (1.53 x 0.89)

A downstairs white WC and white wash basin located in the hallway.

Lounge 18'0" x 13'1" (5.51 x 4.01)



The spacious, recently decorated lounge situated on the ground floor, offers a storage cupboard and access to the back garden through patio doors. Finished with grey painted walls and feature wallpaper and neutral carpet.

Landing

Providing access to:-

Bedroom Two 9'4" x 13'2" (2.85 x 4.02)



Situated on the first floor, is this double "L" shaped bedroom, decorated neutrally with carpets and finished with purple curtains.

Bedroom Three 8'2" x 13'1" (2.50 x 4.01)



Situated on the first floor is this single, "L" shaped, neutral bedroom.

Bathroom 6'9" x 6'5" (2.06 x 1.98)



The family bathroom is situated on the first floor, consisting of a white three piece suite, WC, wash basin and bath. Finished with half painted, half tiled walls, and neutral tiled floor.

Bedroom One 16'7" x 9'6" (5.08 x 2.92)



Located on the second floor is this spacious, double bedroom with storage cupboard and en-suite.

En-suite 6'0" x 7'0" (1.85 x 2.15)



Consisting of a white, three piece suite.

Garden



Secure back garden with paved patio area and turf, with access to the garage at the back of the property, from the side gate.

Parking

At the rear of the property, is the garage with the ability to park one car in front of the garage.

Tenancy Information

Rent: £950

Deposit: £1095

Holding Deposit: £219

EPC Rating: C

Council Tax Band: C

Property Type: End Town House

Tenure: Freehold

Parking Type: Off Street Parking and Garage

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>

- Available Now
- Quiet Estate
- Short Walk to Sunnyside Top Field
- Detached Single Garage
- Local to Multiple Schools
- Perfect Family Home

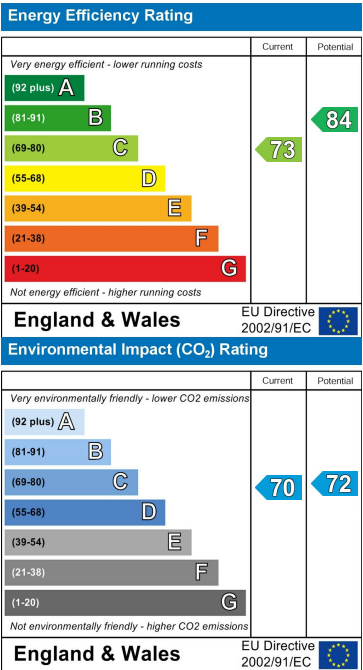


Area Map



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Energy Efficiency Graph



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