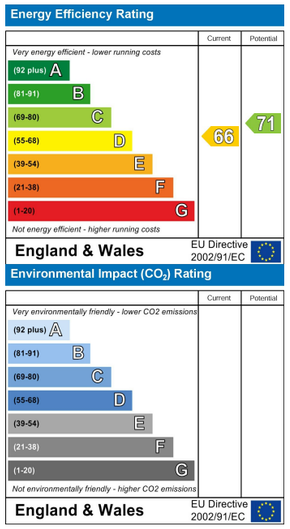
## Floor Plan

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




merryweathers
Est. 1832

12 Whybourne Grove, Rotherham, S60 2LQ

**£950 Per Calendar Month**

Welcome to this charming mid-terrace house located on Whybourne Grove in Rotherham. This delightful property boasts two spacious reception rooms and three well-proportioned bedrooms, making it ideal for families or professionals seeking a comfortable living environment.

The property is situated in a perfect location, just a stone's throw from Rotherham Town Centre, making it easy to access a variety of shops, restaurants, and local amenities. Public transport links are also nearby, offering excellent connectivity for those commuting to work or exploring the surrounding areas.

For those concerned about parking, the property benefits from on-street permit parking, providing peace of mind for residents with vehicles. Additionally, a deposit guarantee scheme option is available, making the rental process more accessible.

This property is ready for you to move in now so, don't miss out on the chance to make this lovely house your new home!


**www.merryweathers.co.uk**

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mw Est. 1832

## Lounge 11'5" x 11'10" (3.50 x 3.63)

Inviting you into the house is this spacious lounge, neutrally decorated and finished with laminate flooring.

## Dining Room 12'11" x 11'11" (3.96 x 3.65)

The second reception room overlooks the rear garden, includes a storage cupboard and provides access to:-

## Kitchen 15'0" x 6'11" (4.59 x 2.11)

The modern kitchen consists of ample cupboard and worktop space, a freestanding cooker with four ring gas hob and a stainless steel sink.

## Bathroom 5'4" x 6'6" (1.65 x 1.99)

Situated on the ground floor, the family bathroom includes a three piece white suite:- WC, wash basin and bath with a shower mixer.

## First Floor Landing

Leads to:-

## Bedroom One 11'11" x 11'7" (3.64 x 3.55)

Is a front facing, double bedroom with storage cupboard, neutral décor and contrasting carpets.

## Bedroom Two 10'9" x 10'2" (3.29 x 3.12)

Decorated neutrally is this rear facing, double bedroom including a built in storage cupboard

## Second Floor Landing

Opens to:-

## Bedroom Three 11'11" x 14'0" (3.65 x 4.29)

Located on the second floor, is the third double, neutral, bedroom.

## Second Floor Bathroom 10'10" x 5'1" (3.31 x 1.55)

Acting as an en-suite to bedroom three, this bathroom consists of a bath, WC and wash basin.

## External

At the front of the property, there is on street, permit parking available.

## Tenancy Information

Rent: £950.00
Deposit: £1,096 or Reposit Guarantee Scheme
Holding Deposit: £219.00
EPC Rating: D
Council Tax Band: A
Property Type: Mid Terrace House
Parking Type: On Street, Permit Parking
Restrictions: N/A
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