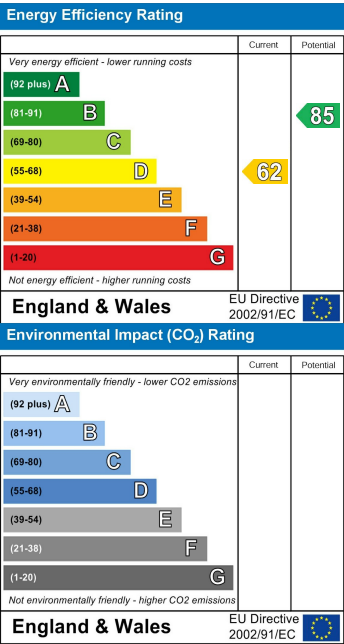


Area Map



Energy Efficiency Graph



25 Duke Avenue, Maltby, Rotherham, South Yorkshire, S66 7JL

£700 Per Calendar Month

Welcome to this charming end-terrace house located on Duke Avenue in the desirable area of Maltby, Rotherham. This delightful property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space. The house boasts a spacious, open plan lounge/dining room, perfect for relaxing or entertaining guests.

Located perfectly for excellent public transport links, providing easy access to nearby towns and cities. Additionally, families will appreciate the proximity of local schools, making the morning school run a breeze.

This property is available now and with our deposit guarantee scheme option, it's never been as easy! So do not miss the opportunity to view this lovely home in a well-connected and family-friendly neighbourhood.

www.merryweathers.co.uk

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

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Entrance Porch

Small entrance porch that leads to:-

Lounge/Dining Room 22'0" x 12'6" (6.71 x 3.83)



Open plan, spacious lounge/dining room, neutrally decorated with laminate flooring. To the lounge, is a feature, electric fire with an archway to the dining area which provides access to the stairs rising to the first floor and the kitchen.

Kitchen 13'7" x 8'3" (4.16 x 2.53)



Includes integrated electric oven and hob, with extractor fan above. Finished with neutrally painted walls and contrasting tiles. There is an under stairs storage cupboard and the rear door provides access to the rear yard.

Landing 17'3" x 2'7" (5.27 x 0.81)

Leading to:-

Bathroom 8'9" x 7'8" (2.69 x 2.36)



Situated on the first floor is the three piece, white suite which consists of WC, wash basin and bath with shower over.

Bedroom Two 12'0" x 9'10" (3.66 x 3.00)



This double bedroom overlooks the rear yard, has neutral décor and the storage cupboard houses the boiler.

Bedroom One 9'11" x 12'11" (3.03 x 3.95)



Is a front facing, double bedroom, decorated neutrally with grey carpet.

External



You will find a small, low maintenance yard at the front and to the rear is a paved, private yard with gate access to the side of the property.

Tenancy Information

Rent: £700.00
Deposit: £807 or Reposit Guarantee Scheme
Holding Deposit: £161.00
EPC Rating: D
Council Tax Band: A
Property Type: End Terrace House
Parking Type: On Street 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>