

Floor Plan



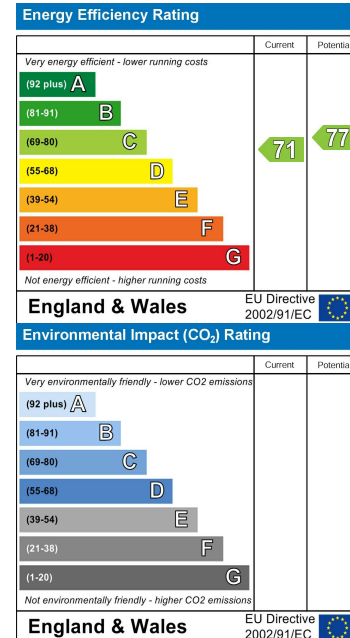
Total Area: 87.7 m² ... 944 ft²



Area Map



Energy Efficiency Graph



Flat 2 Millhouse Court, Doncaster Road, Dalton, Rotherham, S65 3ET

£595 Per Calendar Month

What a great location for access to local amenities. This self contained apartment with two good sized bedrooms and open plan lounge/kitchen area is available to move straight in. Excellent for transport links to Rotherham, Sheffield and Doncaster, having the Lidl supermarket next door and Asda down the road this is perfect. Call us today to arrange a viewing.

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Communal Entrance Hallway

Communal entrance with post boxes for individual apartments.

Lounge/Dining room 15'0" x 13'10" (4.59 x 4.23)



With four front and side facing double glazed windows, two central heating radiators and television connection point. There is an intercom access phone and open plan through to the:-

Kitchen 10'10" x 5'7" (3.32 x 1.72)



There are roll edge work surfaces incorporating the stainless steel single drainer sink unit together with a wall mounted combination boiler and plumbing for washing machine. There is an electric cooker and base and drawer units.

Inner hallway

With central heating radiator.

Bedroom One 13'8" x 8'3" (4.19 x 2.52)



With side facing double glazed window, central heating radiator.

Bedroom Two 13'7" x 8'9" (4.15 x 2.68)



With side facing double glazed window, central heating radiator.

Bathroom 7'4" x 6'2" (2.24 x 1.88)



Fitted with a three piece suite comprising low level wc, pedestal wash hand basin and panel bath with overhead shower with side screen. There is tiling to the shower area and central heating radiator and extractor fan.

External



To the front of the property is ample parking and communal gardens.

Tenancy Information

Rent: £595

Deposit: £686 or Reposit

Holding Deposit: £137.00

EPC Rating: D

Council Tax Band: A

Property Type: Ground floor apartment

Tenure: Freehold

Parking Type: Off Street Parking Available

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>