



10 Library Close, Rotherham, South Yorkshire, S61 4HR

£850 Per Calendar Month

This three-bedroom terraced house is available to let in Rotherham, offering neutrally decorated accommodation arranged over two floors and convenient access to local schools, amenities, parks and public transport links.

Public transport links are accessible, with Rotherham Central railway station providing services towards Sheffield, Leeds and Doncaster. Local bus routes connect the surrounding residential areas to the town centre and neighbouring districts, offering further travel options for commuting and schooling.

External



The front of the property offers a gated lawned garden.

Entrance hallway

Having a UPVC front door, side facing window, central heating radiator and stairs leading to the first floor.

Kitchen 11'1" x 13'9" (3.4 x 4.2)



Clean, fresh modern feel including grey wall and floor units. Integrated gas hob, electric oven, stainless steel extractor fan and inset stainless steel sink and drainage board. Rear facing UPVC double glazed window and door, central heating radiator and pantry.

W/c 6'6" x 2'11" (2 x 0.9)

With bowl basin with mixer tap set on a vanity unit, toilet and side facing window.

Lounge 10'5" x 13'9" (3.2 x 4.2)



With front facing window, plush grey carpet, electric fire with feature surround and central heating radiator.

Landing

Having a large storage cupboard and access to all bedrooms and family bathroom.

Bedroom one 13'9" x 11'1" (4.2 x 3.4)



Rear facing UPVC double glazed window, plush grey carpet, handy storage cupboard and central heating radiator.

Bedroom Two 12'9" x 10'2" (3.9 x 3.1)



Front facing UPVC double glazed window, plush grey carpet, storage cupboard central heating radiator

Bedroom Three 6'2" x 9'10" (1.9 x 3)



Front facing UPVC double glazed window, plush grey carpet and central heating radiator.

Bathroom 6'10" x 5'2" (2.1 x 1.6)



Modern family bathroom consisting of a three piece suite with low flush toilet, basin and glass shower screen on bath. Rear facing UPVC double glazed window and central heated radiator.

Rear garden



Gated rear garden, with paved pathway and lawned area. Two outbuildings offer extra storage.

Tenancy Information

Rent: £850
Deposit: £980
Holding Deposit: £196
EPC Rating: D
Council Tax Band: A
Property Type: Mid Terraced House
Tenure: Freehold
Parking Type: On 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

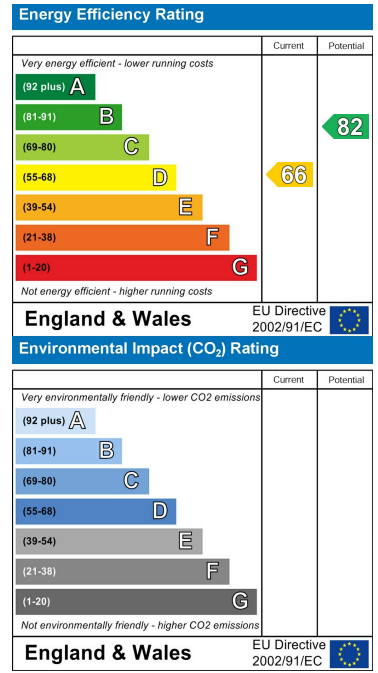
Accessibility Features: N/A

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>

Area Map



Energy Efficiency Graph



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