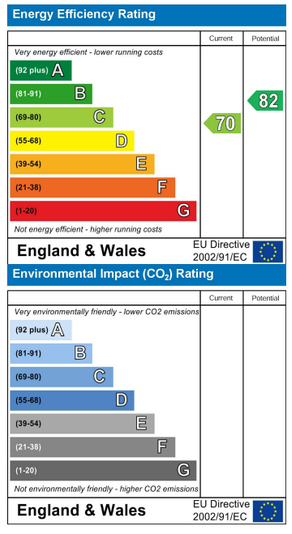
Floor Plan



Area Map



Energy Efficiency Graph











18 Hall Crescent, Rotherham, South Yorkshire, S60 3LQ

£975 Per Calendar Month

Available Now is this well presented, three bedroomed, semi-detached house of considerable size! Including a large driveway for off street parking for multiple cars, detached single garage and a rear lawned garden, also offering two receptions rooms:- a separate lounge and dining room. Located in the sought after area of Moorgate which offers ample amenities like Rotherham Hospital, shops, schools and more! The house is also in a perfect location for bus transport routes and access to motorway links, so make sure you contact Merryweathers to arrange your viewing, before it's too late!

www.merryweathers.co.uk

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

Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

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The Property Ombudsman

mw Est. 1832

Entrance Hall 13'1" x 6'0" (4.01 x 1.85)
Front entrance hall with stairs rising to first floor, under stairs storage and providing access to:-

Kitchen 12'8" x 9'7" (3.87 x 2.94)



A modern kitchen offering a range of wall and base units, matching work surfaces and sink unit, incorporating an electric oven and hob, with extractor fan above and including a built in storage cupboard for extra space. Access to the rear garden via double glazed door.

Lounge 13'4" x 13'1" (4.07 x 4.00)



Large, front facing lounge consisting of:- a bay window, radiator and an electric wall mounted fire. Neutrally decorated with a plush carpet throughout and double doors through to the Dining Room.

Dining Room 12'8" x 9'10" (3.87 x 3.00)



A spacious, carpeted dining room, overlooking the rear garden through a double glazed bay window.

Landing 8'5" x 7'10" (2.58 x 2.40)
Leading to:-

Bathroom 5'1" x 9'8" (1.55 x 2.95)



Modern, fitted three piece bathroom suite in white comprising of:- a bath with shower over, hand wash basin and a low flush w.c and built in storage cupboard, perfect for towels and bedding to be stored.

Bedroom One 13'8" x 13'5" (4.17 x 4.09)



Is a large, front facing, double bedroom with central heating radiator, bay window, neutral décor and contrasting carpet.

Bedroom Two 13'3" x 11'6" (4.04 x 3.53)



Another good sized double bedroom overlooking the rear garden finished with carpets, light painted walls and built in storage.

Bedroom Three 8'2" x 8'0" (2.50 x 2.44)



This single, front facing bedroom is still a good sized bedroom, but can also be utilised as a office/study or games room!

External



To the front is a garden area to the front of the property and a driveway, which offers plenty of off street parking and leads to the detached, single garage. At the rear is a patio area and a large, lawned garden.

Tenancy Information

Rent: £975.00
Deposit: £1,125
Holding Deposit: £225.00
EPC Rating: C
Council Tax Band: C
Property Type: Semi-detached House
Tenure: Freehold
Parking Type: Off Street Parking
Restrictions: N/A
Construction Type: Brick
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
Gas Type: Mains Supply
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