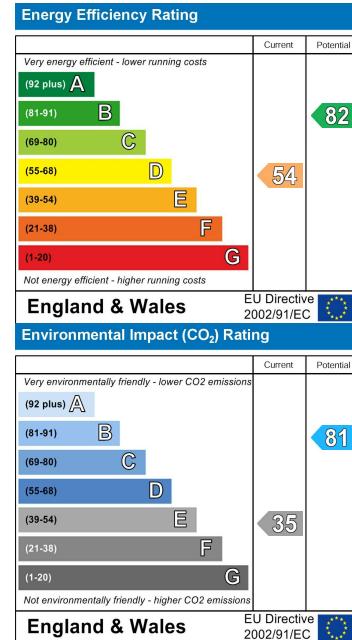


Area Map



Energy Efficiency Graph



36 Studmoor Road, Kimberworth Park, Rotherham, S61 3BJ

**£895 Per Calendar Month**

A THREE BEDROOM SEMI DETACHED HOUSE located within walking distance of local shops and Barkers Park. Benefiting from GAS CENTRAL HEATING FROM COMBI BOILER AND uPVC DOUBLE GLAZING, the accommodation comprises: Porch, inner Hall, Lounge, separate Dining Room, fitted Kitchen, three Bedrooms, Bathroom. Gardens to front and rear

**www.merryweathers.co.uk**

Merryweathers Residential Lettings Management 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 379444

E-mail: [lettings@merryweathers.co.uk](mailto:lettings@merryweathers.co.uk)

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044



## FRONT PORCH

With uPVC door and radiator

## HALL

### LOUNGE 12'6" x 12'9" (3.82 x 3.89)



With uPVC window and radiator

### DINING ROOM 9'0" x 9'6" (2.76 x 2.9)



With sliding patio doors and radiator

### KITCHEN 9'5" x 9'3" (2.89 x 2.84)



With base and wall cupboards and inset stainless steel sink, integrated electric hob and oven with high level extractor hood, plumbing for washing machine, radiator and fridge/freezer recess

## FIRST FLOOR LANDING

With cupboard housing the gas combination boiler

### MAIN BEDROOM 9'8" x 13'1" (2.96 x 4)



With radiator and uPVC window

### SECOND BEDROOM 10'11" x 9'0" (3.35 x 2.76)



With radiator, uPVC window and fitted wardrobes

### THIRD BEDROOM 8'11" 7'8" (2.73 2.36)



With uPVC window and a built-in cupboard.

## BATHROOM



With white suite comprising panelled bath with shower and screen, pedestal wash hand basin and W.C. Radiator and 2 uPVC opaque windows

## EXTERNAL

Driveway for off street parking to the front, which will have works completed on it prior to any move in. To the rear is an enclosed, lawned garden.

## TENANCY INFORMATION

Rent: £895

Deposit: £0

Holding Deposit: TBC

EPC Rating: E

Council Tax Band: A

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

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>