

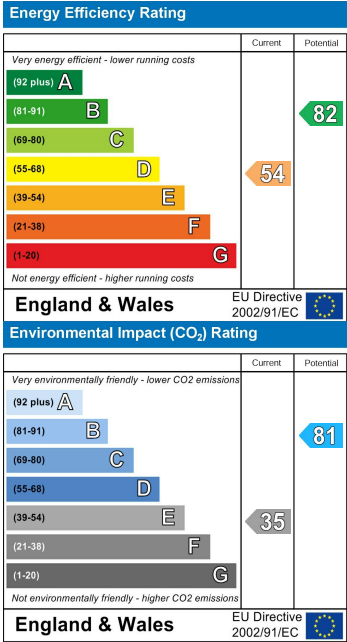
Floor Plan



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. Benefitting 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

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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>