

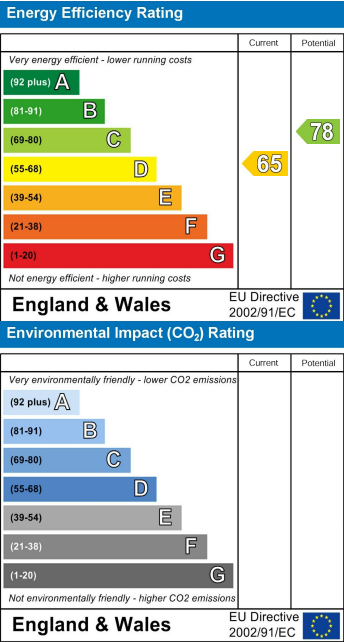
Floor Plan



Area Map



Energy Efficiency Graph



73 Gilberthorpe Street, Rotherham, S65 2TL
£675 Per Calendar Month

****Reposit Guarantee Scheme Option**** is available on this 2 bedroom, first floor apartment situated in Clifton, which provides easy access to Rotherham Town Centre for amenities, public transport routes, Rotherham Hospital and more! This apartment is ideal for a single person or couple looking to settle down in a prime location and it's ready to move straight into, with a Deposit Guarantee Scheme such as Reposit, moving costs will be much more manageable too.

Call Merryweathers to book your viewing in before someone else snaps it up!

www.merryweathers.co.uk

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

Tel: 01709 379444 E-mail: 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



Hallway 7'6" x 10'2" (2.30 x 3.11)

Enter this lovely apartment fitted with alarm into the bright, neutral entrance hallway finished with laminate flooring, leading to:-

Lounge 13'11" x 9'4" (4.25 x 2.85)



A spacious, front facing, neutrally decorated living room, perfect for cosy nights in!

Kitchen 5'8" x 7'8" (1.73 x 2.34)



This modern, compact kitchen includes everything you need:- integrated electric oven and electric hob with extractor fan above, plenty of cupboard and worktop space as well as space for a fridge/freezer.

Bathroom 5'8" x 5'10" (1.74 x 1.79)



Comprises of a three piece, white suite:- WC, wash hand basin and bath with electric shower. Including a chrome, heated towel rail.

Bedroom One 9'4" x 9'6" (2.85 x 2.90)



Is a rear facing, double bedroom with neutral décor, laminate flooring and electric wall heater.

Bedroom Two 5'9" x 9'6" (1.76 x 2.90)



A single, rear facing bedroom with laminate flooring, bright walls and an electric wall heater. This bedroom is the perfect size for a home office/study.

External



The apartment includes a communal car park to the rear with ample unallocated off street parking for residents, as well as a small lawned communal garden, a perfect space to hang your washing out in the summer!

Tenancy Information

- Rent: £675.00
- Deposit: £775.00 or Reposit Guarantee Scheme
- Holding Deposit: £155.00
- EPC Rating: D
- Council Tax Band: A
- Property Type: First Floor Apartment
- Parking Type: Communal Unallocated Parking
- Restrictions: N/A
- Construction Type: Brick
- Heating Type: Electric Wall Heaters
- Water Supply: Mains
- Sewage: Mains
- Gas Type: NO GAS
- 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>