

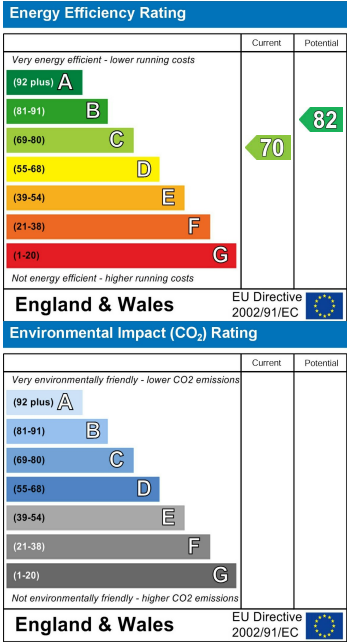
Floor Plan



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 reception 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** 14-16 Ship Hill, Rotherham, S60 2HG  
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**Offices also at: Barnsley & Mexborough**

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**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 an 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: £0  
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>