



42 Bateman Road, Hellaby, Rotherham, South Yorkshire, S66 8HA

£975 Per Calendar Month

Nestled on Bateman Road in the charming village of Hellaby, Rotherham, this delightful two bedroomed, semi-detached house boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. With two inviting bedrooms, this home is perfect for small families or couples looking for a peaceful retreat.

The house has been extended on the ground level, enhancing its living space and offering a seamless blend of style and functionality throughout. The interior is modern and well-maintained, making it ready for you to move in.

For those who value convenience, the property features a driveway that accommodates off-street parking for two vehicles, along with a detached single garage, providing additional storage or parking options. The location is particularly advantageous, with easy access to the motorway, making commuting a breeze.

In summary, this semi-detached house on Bateman Road is a wonderful blend of modern living and practical amenities, set in a desirable area. It is an ideal choice for anyone looking to enjoy a comfortable lifestyle in a welcoming community.

Front Elevation



The property offers a driveway with space for two vehicles, single garage and lawned front garden.

Porch 6'4" x 3'3" (1.95 x 1.01)



Entrance porch providing the ideal space for shoes and coats before stepping into the house.

Kitchen 10'7" x 8'3" (3.24 x 2.54)



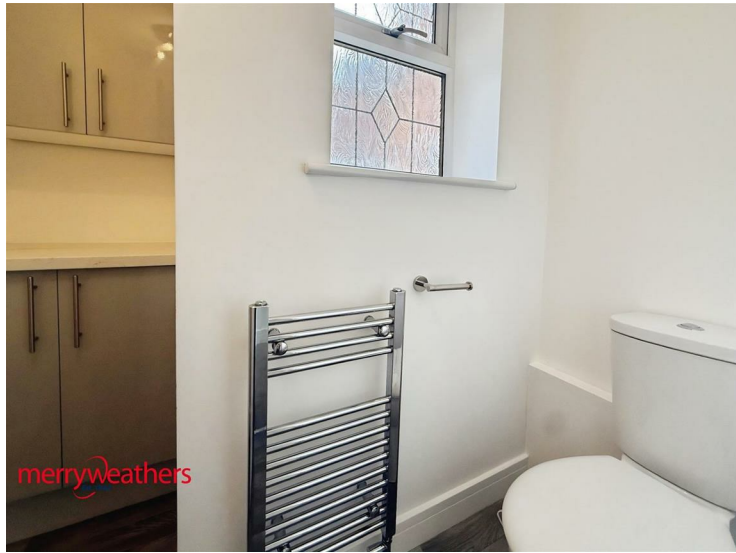
A modern kitchen consisting of grey high-gloss wall and floor units, white tiled splash back, integrated electric oven, electric glass hob with a glass extractor fan above. Plumbing is available for a washing machine, black composite sink with draining board, two front facing UPVC double glazed windows.

Lounge 16'11" x 24'7" (5.18 x 7.50)



This large, open plan, neutrally decorated lounge is perfect for family nights in and includes a central heating radiator and a large double glazed window for ample natural light.

Downstairs W/C 6'1" x 6'0" (1.87 x 1.85)



Includes a low flush toilet, mixer tap sink, heated towel rail, high-gloss storage cupboard with work surface and UPVC double glazed window.

Conservatory/Dining Room 23'0" x 9'9" (7.03 x 2.99)



Is an ample sized reception room consisting of an open plan dining room and conservatory which is neutrally decorated and overlooks the private, rear garden with the conservatory allowing access through double patio doors.

Landing 6'3" x 3'5" (1.93 x 1.05)

Carpeted landing providing access to:-

Bathroom 5'11" x 6'0" (1.82 x 1.84)



Consisting of a white tiled three piece suite:- bath with mains shower over and a glass shower screen, mixer tap sink, low flush toilet, heated towel rail and uPVC rear facing, privacy glass window.

Bedroom One 8'3" x 13'6" (2.54 x 4.14)



The double bedroom is front facing via double glazed window, includes a built in over the stairs storage cupboard, central heating radiator and finished with grey carpets and white painted walls.

Bedroom Two 10'2" x 11'6" (3.10 x 3.53)



Another double bedroom, rear facing, decorated neutrally.

External



The rear, enclosed garden is mainly laid to lawn with a paved path down the centre. A pebbled patio area is situated behind the garage, perfect for the summer.

Tenancy Information

Rent: £975.00

Deposit: £1,125

Holding Deposit: £225.00

EPC Rating: E

Council Tax Band: B

Property Type: Semi-detached house

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.

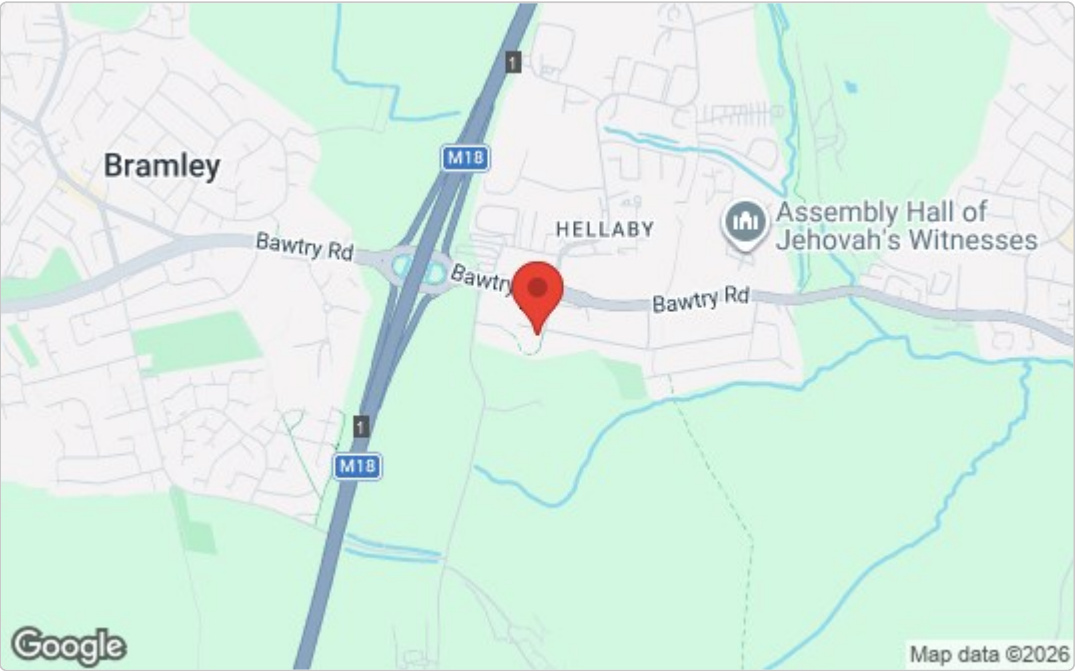
<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



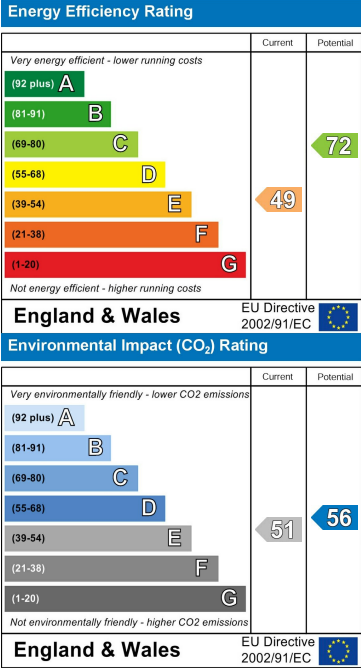
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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Energy Efficiency Graph



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