



Flat 2 Millhouse Court, Doncaster Road, Dalton, Rotherham, S65 3ET
£525 Per Calendar Month

Offered with immediate vacancy is this two bedroom ground floor flat, with an open plan Lounge/Dining Kitchen Area with fitted units to the Kitchen. Three piece bathroom suite with electric shower over bath and communal garden areas and off road parking to the front.

Communal Entrance Hallway

Communal entrance with post boxes for individual apartments.

Lounge/Dining room



With four front and side facing double glazed windows, two central heating radiators and television connection point. There is an intercom access phone and open plan through to the:-

Kitchen

There are roll edge work surfaces incorporating the stainless steel single drainer sink unit together with a wall mounted combination boiler and plumbing for washing machine. There is an electric cooker and base and drawer units.

Inner hallway

With central heating radiator.

Bedroom One



With side facing double glazed window, central heating radiator.

Bedroom Two



With side facing double glazed window, central heating radiator.

Bathroom



Fitted with a three piece suite comprising low level wc, pedestal wash hand basin and panel bath with overhead shower with side screen. There is tiling to the shower area and central heating radiator and extractor fan.

External

To the front of the property is ample parking and communal gardens.

Tenancy Information

Rent: £525.00

Bond: £605.00

Holding Deposit: £121.00

EPC Rating: D

Council Tax Band: A

Property Type: Ground floor apartment

Tenure: Freehold

Parking Type: Parking Available

Restrictions: N/A

Construction Type: Standard

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>

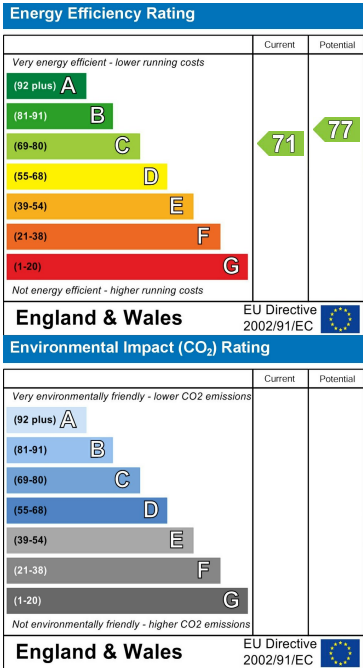
- Communal Entrance Hallway
- Two Bedrooms
- Off Street Parking
- Ready to move in
- Open plan living area
- Great for commuting
- Close to local amenities



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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