



15 Millais Rise, Flanderwell, S66 2XW

£795 Per Calendar Month

****MERRYWEATHERS ARE PROUD TO PRESENT**** this stunning, recently renovated, two bedroom, semi-detached house in Flanderwell. In brief, the property consists of:- lounge, kitchen/dining room on the ground floor and to the first floor, you will find a double and a single bedroom and the bathroom. Externally, is a rear, enclosed garden with a long, single driveway that leads through to the front of the house.

Call Merryweathers now to arrange your viewing!

Entrance Porch

Small entrance porch providing access to:-

Lounge



A spacious, neutrally decorated, front facing lounge offers plenty of natural light via the large, bay window. With an under the stairs cupboard and leading through to:-

Kitchen/Dining Room



The modern kitchen/dining room with glossy white cupboards, integrated electric oven and hob with an extractor fan above. Also providing access to the rear garden.

Bedroom One



Is a front facing, double bedroom, decorated neutrally with carpets and a built in, over bed wardrobe.

Bedroom Two



Is rear facing with a built in wardrobe and single bed frame, neutrally decorated with carpets and central heating radiator.

Bathroom



Situated on the first floor, is the bathroom consisting of a three piece, white suite:- WC, wash basin and bath with an over the bath shower.

External



To the front is a small, lawned garden with a single driveway to the side. Through the gate, the driveway extends into the large, rear garden, which is lawned with a patio area at the far side.

Tenancy Information

Rent: £795

Bond: £795

Holding Deposit: £183

EPC Rating: E

Council Tax Band: A

Property Type: Semi-Detached House

Tenure: Freehold

Parking Type: Off Street Parking, Driveway

Restrictions: No pets

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>

- Cul de Sac
- Modern Kitchen/Dining Room
- Ample Off Street Parking
- Recently Renovated
- Close to Amenities
- Spacious Lounge
- Enclosed Rear Garden
- Available Now



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

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