



20 Green Street, Greasbrough, Rotherham, S61 4EF

£850 Per Calendar Month

This two-bedroom semi-detached house which is set back from the road and accessed via a shared driveway is available ****to let**** in Rotherham, offering a recently renovated interior. The property has convenient access to local amenities, schools and parks. It is ideally located close to Parkgate Shopping Centre and provides excellent motorway links, making it well connected for commuting and travel.

Viewings are strictly by appointment through the agent.

Entrance Hall 18'9" x 6'2" (5.72 x 1.90)



The entrance hallway featuring newly installed herringbone-patterned flooring, leads to the lounge and includes an under stairs storage cupboard.

Lounge 13'3" x 12'5" (4.05 x 3.80)



The reception room features a fireplace with an electric fire, creating a central focal point, complemented by a newly fitted carpet that adds warmth and comfort.

Kitchen 12'7" x 10'11" (3.85 x 3.35)



The new kitchen includes marble-patterned countertops, an integrated dishwasher and washer dryer, as well as an electric oven and hob, with good natural light enhancing the space

First Floor Landing 8'2" x 10'1" (2.49 x 3.09)



A window on the stairs brings in additional natural light across the landing.

Bedroom One 13'4" x 13'6" (4.07 x 4.14)



The double bedroom offers built-in cupboard storage and is finished with a newly fitted carpet.

Bedroom Two 11'6" x 7'0" (3.51 x 2.15)



Neutrally decorated single bedroom with storage cupboard housing boiler.

W/C 4'4" x 3'6" (1.34 x 1.07)



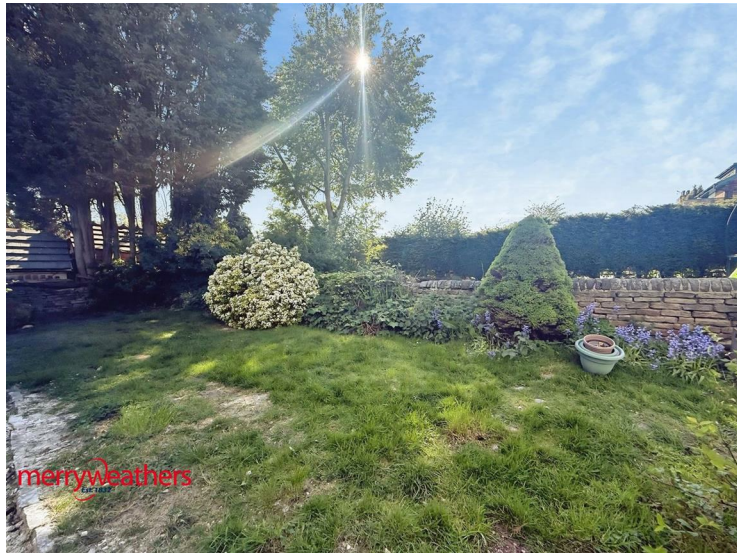
The W.C. is a neatly presented space, fitted with a low-level toilet and hand wash basin, offering practicality and convenience.

Bathroom 7'9" x 3'3" (2.37 x 1.01)



The newly refurbished bathroom is fitted with a bath and overhead shower, along with a wash basin, offering a practical and comfortable space for everyday use. It has been finished with modern panelling for a clean, refreshed look.

External



The property benefits from a garden offering outdoor space, along with access to a shared driveway.

Tenancy Information

Rent: £850.00

Deposit: £980.00

Holding Deposit: £196

EPC Rating: D

Council Tax Band: A

Property Type: Semi-detached house

Tenure: Freehold

Parking Type: On Street Parking

Restrictions: N/A

Construction Type: Stone and Brick

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: Access via Shared Driveway

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

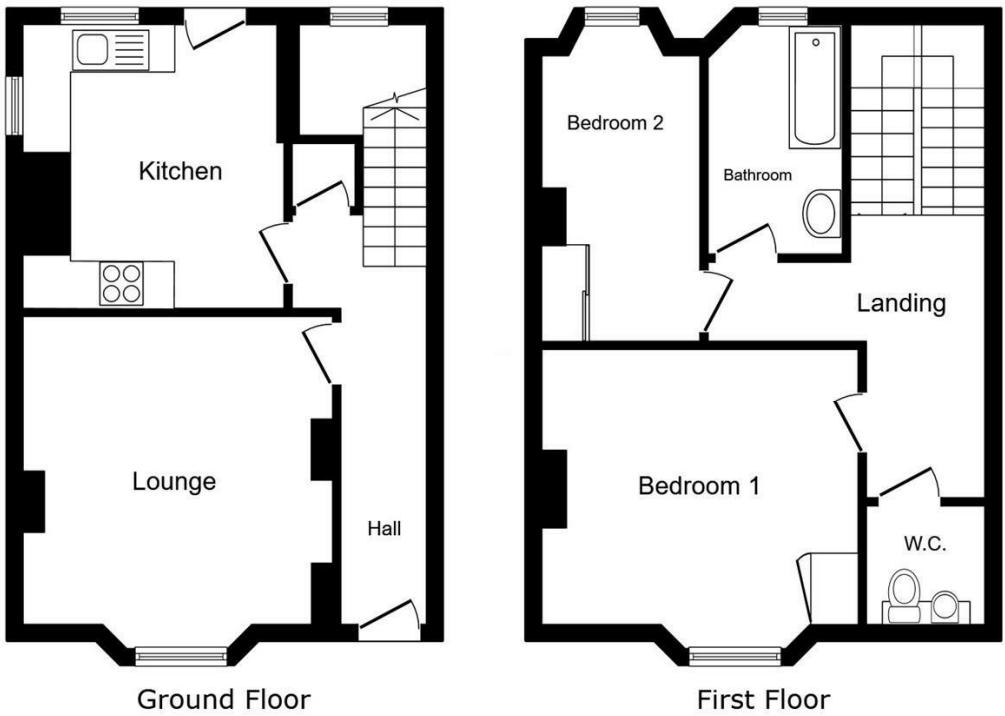
Accessibility Features: N/A

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



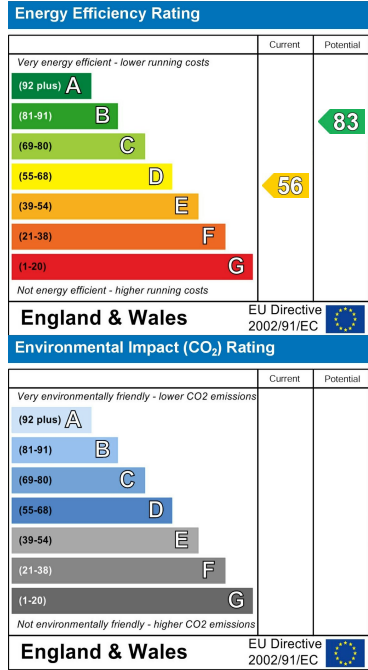
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



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.

Energy Efficiency Graph



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