merryweathers
Est. 1832









11 Waterway Lane, Kilnhurst, Mexborough, S64 5SS

£900 Per Calendar Month

Arranged over three floors, the property provides two reception rooms, offering flexible living and dining space. The main living area has a contemporary feel with neutral décor, laminate flooring and good natural light from large windows. Waterway Lane is well placed for local amenities in Mexborough and Kilnhurst, including shops, supermarkets and cafés along Mexborough High Street. For families, there are several primary and secondary schools within a short drive. Riverside walks along the River Don and Dearne Valley are easily accessible for leisure.

Tenancy Information

Rent: £900
Deposit: £1038 or Reposit
Holding Deposit: £207
EPC Rating: C
Council Tax Band: B
Property Type: Semi Detached
Tenure: Freehold
Parking Type: Driveway
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

Entrance Hallway

With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation

Downstairs WC



With low flush WC and wash hand basin

Kitchen 12'0" x 6'2" (3.67 x 1.88m)



Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and central heating radiator

Lounge 13'0" x 17'10" (3.97 x 5.46m)





With a rear facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset.

Bedroom 9'6" x 13'0" (2.91 x 3.97m)



With a rear facing upvc window and central heating radiator.

Bathroom



With a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom 13'0" x 7'7" (3.97 x 2.33m)





With two front facing upvc windows and central heating radiators

Principal Bedroom 9'7" x 20'9" (2.93 x 6.34m)





With front and rear upvc windows, central heating radiator and access to the en suite.

En Suite



With suite in white, including shower, WC and wash hand basin.

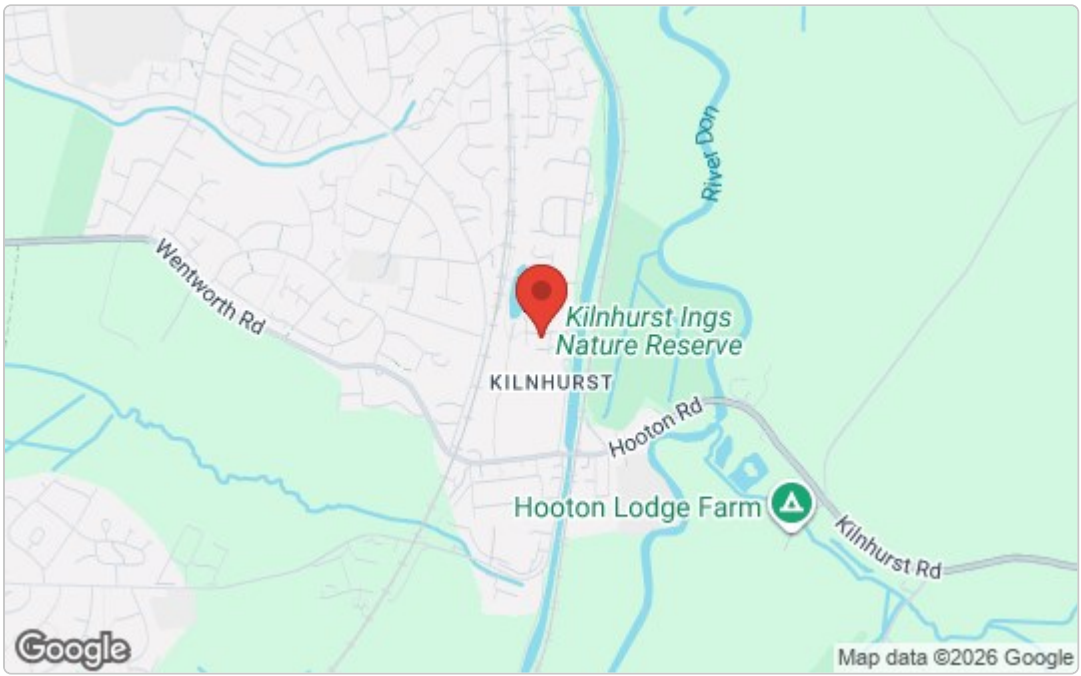
External

To the side is a driveway, whilst to the rear is a laid to lawn enclosed garden. THE GARAGE IS NOT INCLUDED IN THE TENANCY AGREEMENT.

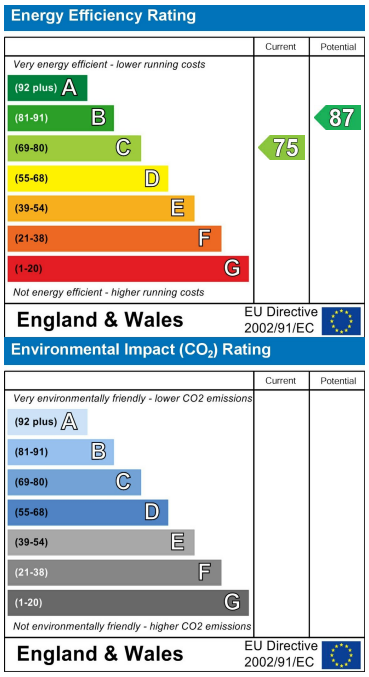
Floor Plan



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.

www.merryweathers.co.uk

Merryweathers (Commercial) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 537009 E-mail: commercial@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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The Property Ombudsman

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