



# Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

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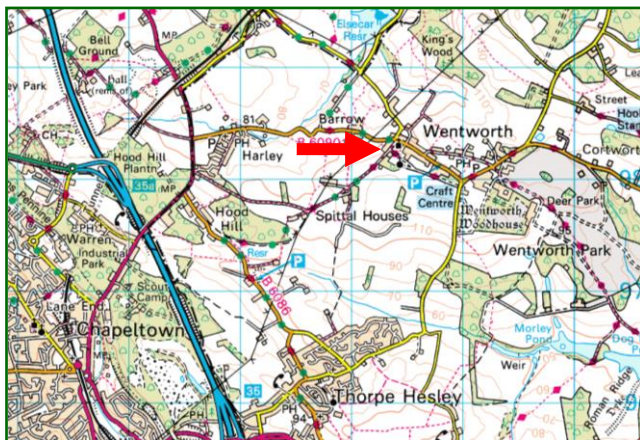
## 7 West Hall Fold Wentworth S62 7TJ

**TO LET Unfurnished**  
**Guide Rent £ 1,000 pcm**

*Spacious 3 bedroom end terrace barn conversion*

### Location:

Situated in a quiet courtyard opposite the Old Church on the western edge of Wentworth Village.



### Accommodation:-

#### Ground Floor

- Kitchen/breakfast room
- Dining room
- Sitting Room

#### First Floor

- Two large double & one single bedroom
- Bathroom with over-bath shower.

### Outside:-

- Modest rear garden and large detached garden
- Shared car port and storage shed.

### Services:

All main services. Gas combi central heating

### Term

The property will be available on an Assured Shorthold Tenancy for an initial term of 12 months.

**Council Tax Banding:** Band D.



### Rental

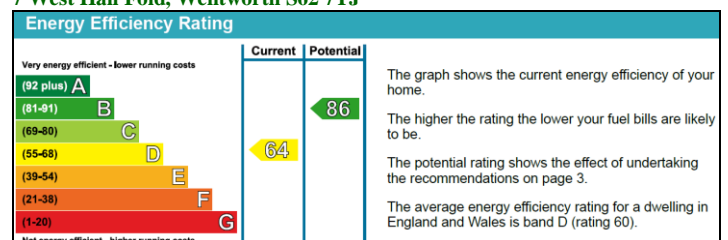
Offers of rental are invited in the region of £1,000 per calendar month payable monthly in advance by bank standing order. The Tenant will be fully responsible for all other outgoings on the property.

### Deposit

A deposit of one month's rent will be payable prior to commencement of the Tenancy and will be returned on termination, subject to all commitments having been met by the Tenant.

### Energy Efficiency Rating

7 West Hall Fold, Wentworth S62 7TJ



### To view:

Contact Miss Rachel Towers at the Estate Office on 01226 742041 or press enquire via webpage, providing your contact details.

*Note: Viewings are undertaken at your own risk. Vacant property can be hazardous. Beware of slip/trip hazards, naked wires, sharp surfaces and poorly lit spaces etc. Do not interfere with plumbing or wiring installations etc. Children are to be under the charge of accompanying adults and must be supervised at all times.*

Particulars prepared: August 2017 Ref: AT 624

## Photographs, Tenancy & Floor Plans

