



# Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

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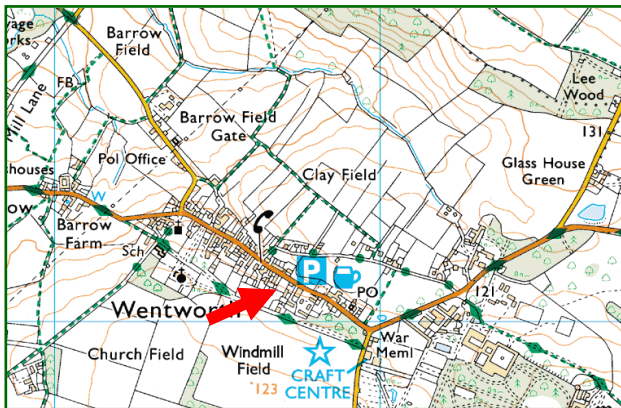
## 31 Main Street Wentworth S62 7TL

**TO LET Unfurnished**  
**Guide Rent £725 pcm**

*A three bed end cottage in the heart of  
Wentworth village – Paradise Square*

### Location:

The cottage is near the centre of the village and fronts Paradise Square



### The accommodation (see floor plan over):

Approximately 1173 sq.ft over three floors comprising: kitchen, sitting room and spacious scullery/store on the ground floor; two spacious bedrooms and WC the first floor; large attic bedroom and bathroom on second floor. *(The oven and dishwasher are not Landlord fixtures but can be taken over)*

### Outside:

Detached garden/allotment, outhouse, allocated rear parking space with additional parking available at nearby village car park.

### Services:

Mains electric, drains, mains water supply and gas Combi-boiler central heating.

**Council Tax Banding:** Band C.

### Term

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



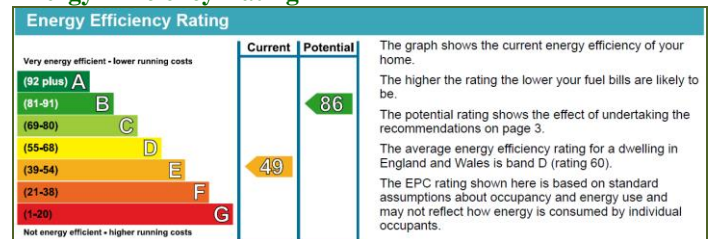
### Rental

Offers of rental are invited in the region of £725 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



### To view:

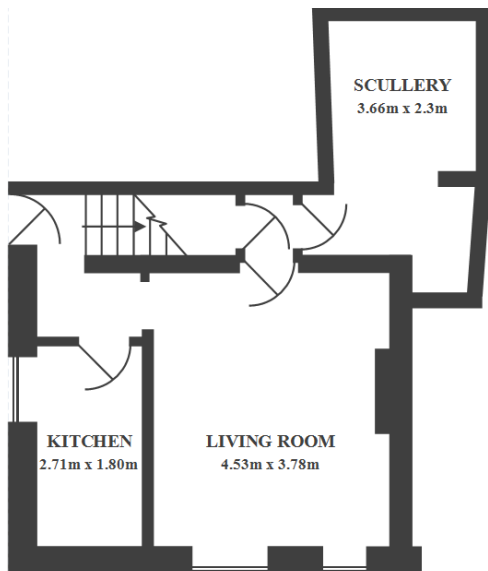
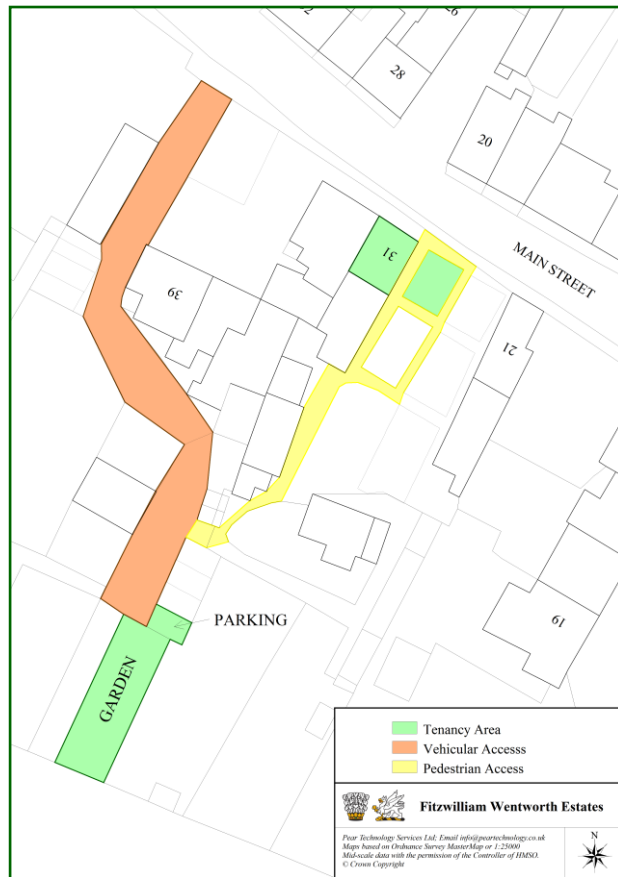
Contact Miss Rachel Towers at the Estate Office on 01226 742041 or press enquire via webpage, providing your contact details.

*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.*

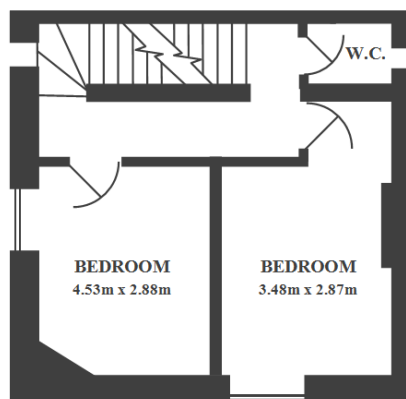
Particulars prepared: November 2018 Ref: AT 541

Page 1 of 2

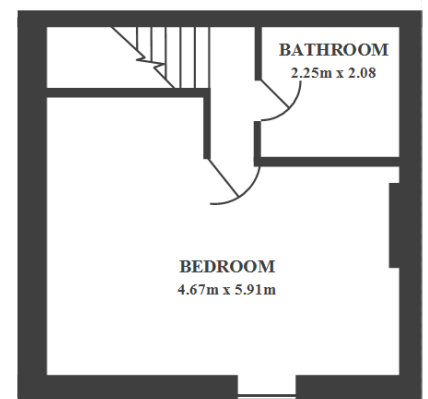
## Tenancy & Floor Plans



**Ground Floor**



**First Floor**



**Second Floor**

