



Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

Estate Office • Wentworth • Rotherham
South Yorkshire • S62 7TD
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Email office@wentwortheestate.co.uk
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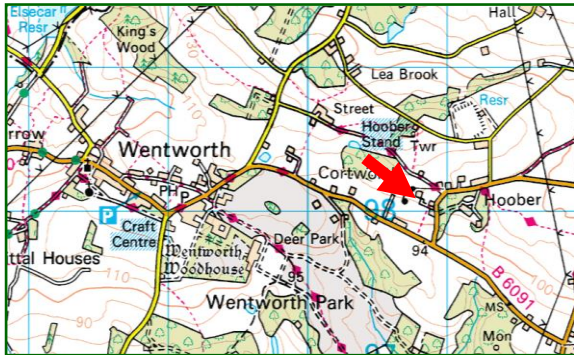
3 Angel Lane Hooper Rotherham S62 7ST

TO LET Unfurnished
Guide Rent £1,100 pcm

Large semi-detached in desirable location

Location:

Situated close to Wentworth in the historic hamlet of Hooper.



The accommodation (see floor plan over):

Approximately 1528 sq.ft comprising large kitchen/diner with adjoining sitting room/study, lower level entrance hall with W.C and large living room with access to garden. On the first floor, three bedrooms and family bathroom.

Outside:

Stone & timber outbuildings, large garden and shared parking area.

Services:

Mains electric, gas combi boiler, septic tank and mains water supply.

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 £1,100 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 3 Angel Lane, Wentworth

Address: 3, Angel Lane, Hooper, ROTHERHAM, S62 7ST
RRN: 0098-2853-6628-9922-1115

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	51	58	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

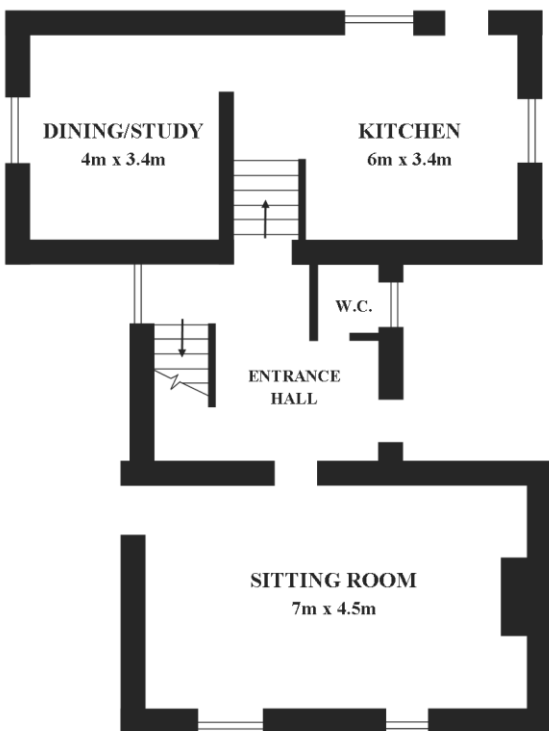
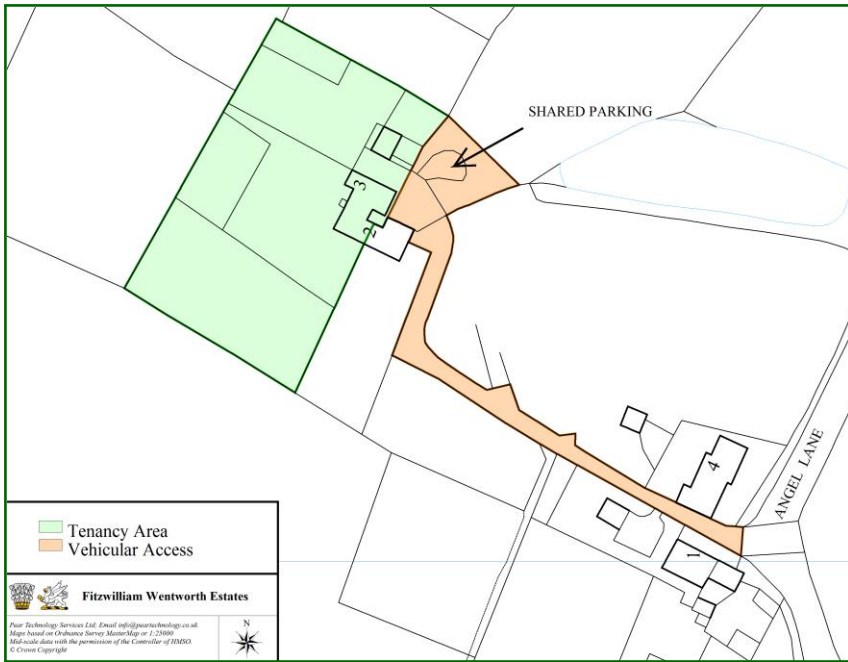
To view:

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

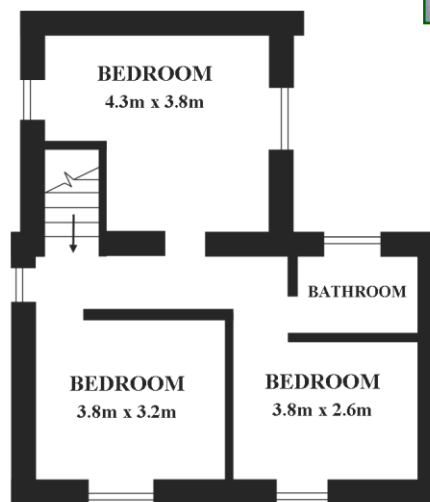
Note: Viewings are undertaken at your own risk. Vacant property can be hazardous. Beware of slip/trip hazards, naked wires, sharp surfaces and poorly lit spaces etc. Do not interfere with plumbing or wiring installations etc. Children are to be under the charge of accompanying adults and must be supervised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

Particulars prepared: January 2019 Ref: AT 629

Floor Plans



GROUND FLOOR



FIRST FLOOR

