



# Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

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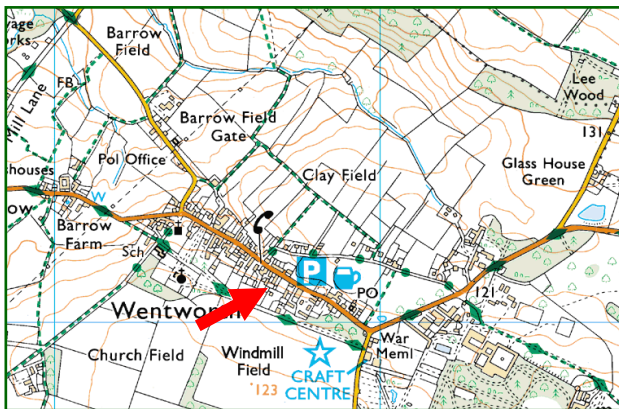
## 39 Main Street Wentworth S62 7TL

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

*A three bedroom terraced cottage in the heart of  
 Wentworth village*

### Location:

The cottage is located in the centre of the village.



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

Approximately 1033 sq.ft (96 Sq. m.) comprising: kitchen, sitting room and toilet on the ground floor; one spacious bedroom, one medium bedroom, one smaller bedroom and bathroom on the first floor.

### Outside:

Detached garden; 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 D.

### 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.



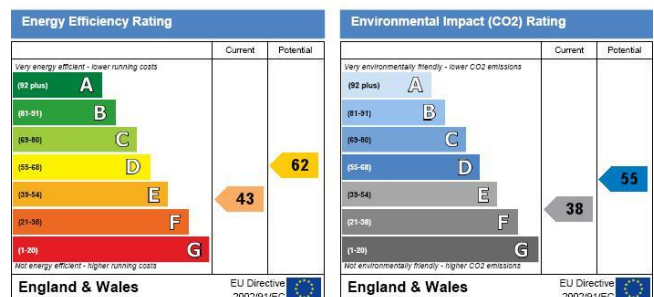
The Tenant will be fully responsible for all other outgoings on the property.

### 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 39 Main Street, Wentworth

Address: 39, Main Street, Wentworth, ROTHERHAM, S62 7TL  
 RRN: 9768-5082-6242-7020-9994

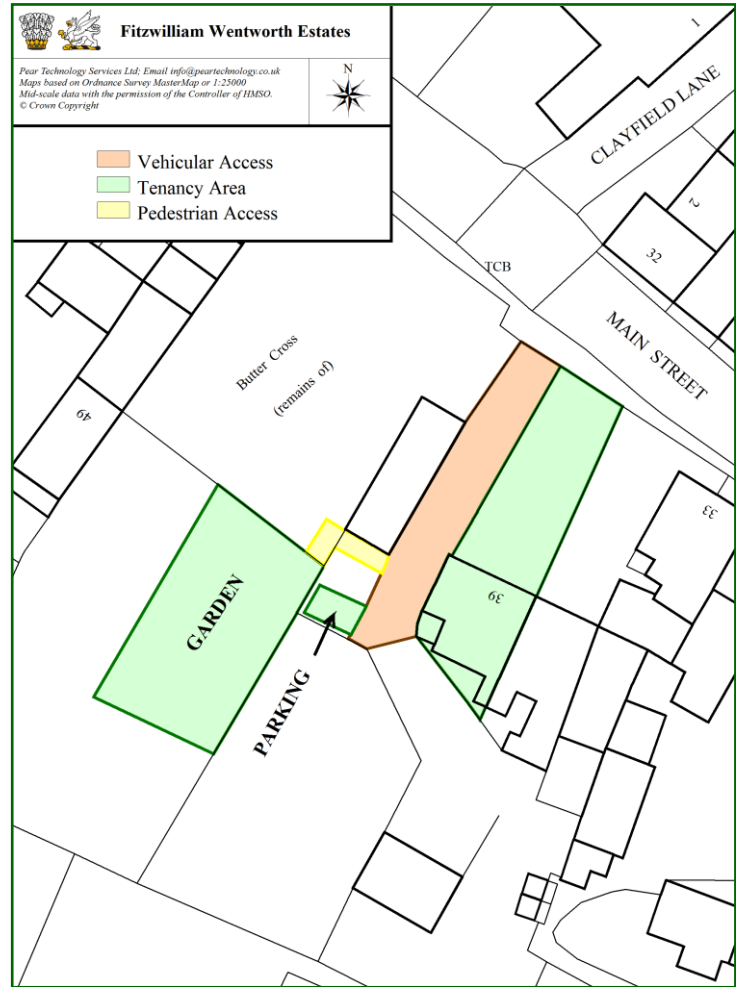
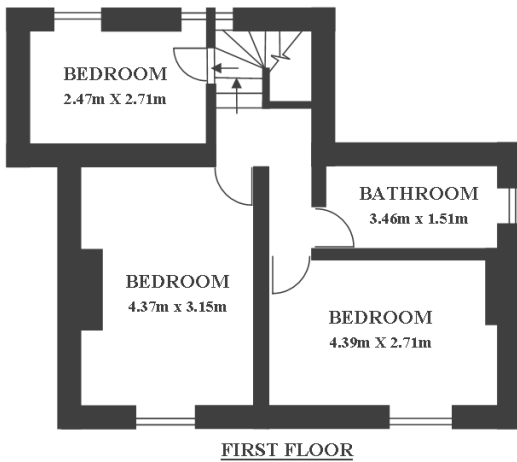
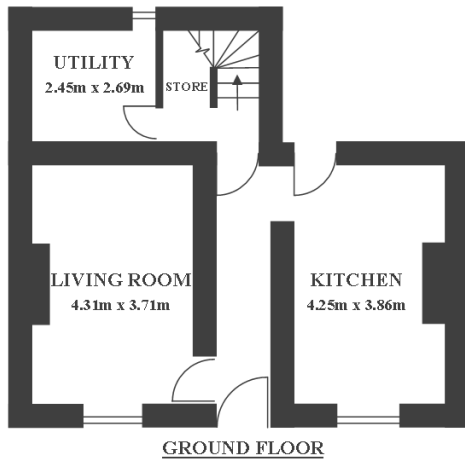


### To view:

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.*

## Tenancy & Floor Plans



## Photographs

