Estate Office • Wentworth • Rotherham South Yorkshire • S62 7TD Telephone 01226 742041 • Fax 01226 350292 Email office@wentworthestate.co.uk www.wentworthestate.co.uk

41 MAIN STREET Wentworth S62 7TT

TO LET Unfurnished Guide Rent £1,250pcm

Versatile 5 bedroom house in the heart of Wentworth

Location:

The dwelling is centrally located on Main Street in the Village of Wentworth, close to the junction with Clayfield Lane.



The accommodation (see floor plan over):

The property has recently been refurbished and extends to approximately 1,840 sq.ft (170 Sq. m.) comprising: kitchen/dining room with pantry and large utility room, as well as access to a cellar. Lounge with solid fuel fire and living room with wood burning stove and access to the rear garden and outbuildings. On the first floor; three bedrooms, w.c. and family bathroom and on the second floor two further bedrooms and shower room.

Outside:-

Garden, store and shared parking area

Services:

Mains electric, drainage and, rateable water. Gas powered central heating.

Council Tax Banding: Band E.

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 £1,250 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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual

Applications:

Please see Virtual Tour (link on the property post).

Due to covid-19 restrictions our normal letting routine has been amended to meet government guidance.

If you are interested in this property in the first instance please complete the revised application form (downloadable from the property page).

Please note this is different to the standard application form you may have completed previously.

Applications will be shortlisted and a limited number of applicants invited to view the property.

If you have any queries please **email**

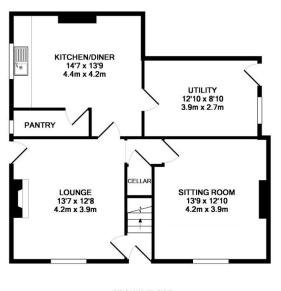
office@wentworthestate.co.uk. Due to limited staffing we are unable to respond to telephone queries.

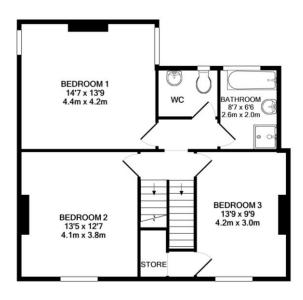
Particulars prepared: March 2020 Ref: AT 546

Page 1 of 3

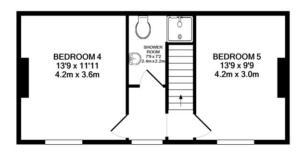
The Fitzwilliam Wentworth Estate gives notice (i) The particulars are set out as a brief outline only to indicate availability and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility. Any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of the Fitzwilliam Wentworth Estate has any authority to make or give any representation or warranty in relation to this property.

Photographs, Tenancy & Floor Plans





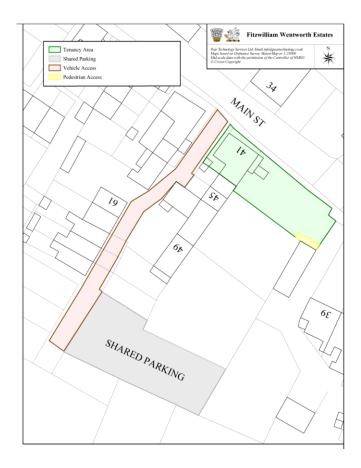
GROUND FLOOR 1ST FLOOR



2ND FLOOR







Page 2 of 3













Page 3 of 3