



# Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

Estate Office • Wentworth • Rotherham  
South Yorkshire • S62 7TD  
Telephone 01226 742041 • Fax 01226 350292  
Email [office@wentwortheestate.co.uk](mailto:office@wentwortheestate.co.uk)  
[www.wentwortheestate.co.uk](http://www.wentwortheestate.co.uk)

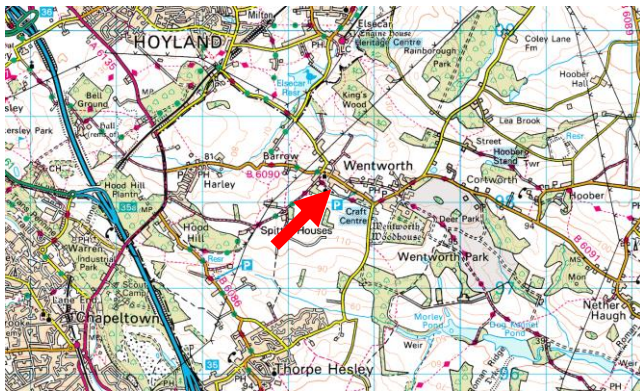
## 41 MAIN STREET Wentworth S62 7TT

**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

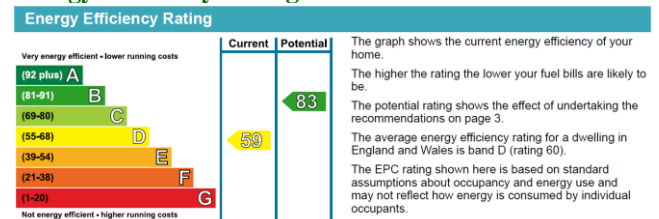
Offers of rental are invited in the region of £1,250 per calendar month payable monthly in advance by bank standing order.

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



### 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.*

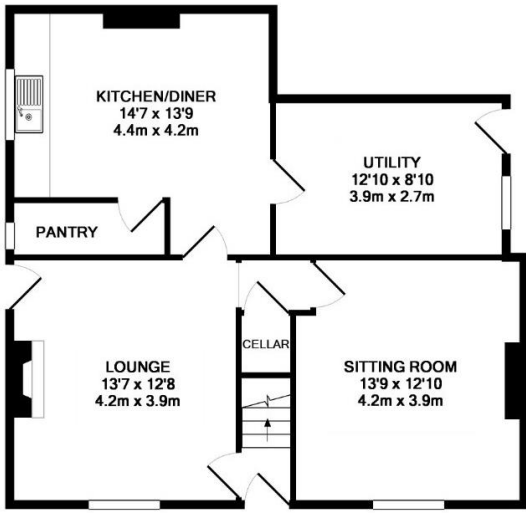
Applications will be shortlisted and a limited number of applicants invited to view the property.

If you have any queries please **email** [office@wentwortheestate.co.uk](mailto:office@wentwortheestate.co.uk). Due to limited staffing we are unable to respond to telephone queries.

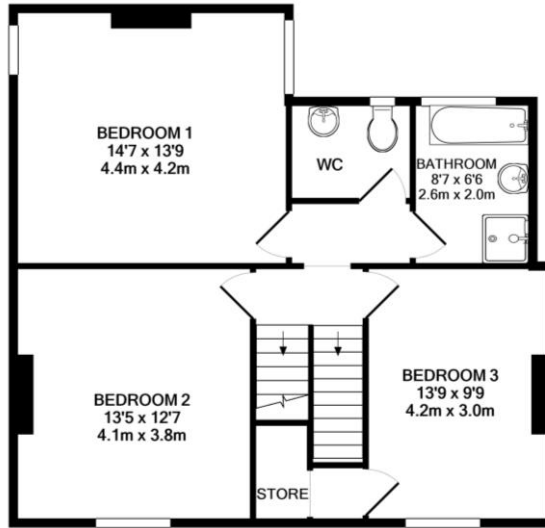
Particulars prepared: March 2020 Ref: AT 546

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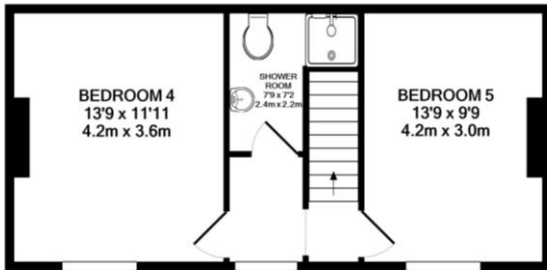
**Photographs, Tenancy & Floor Plans**



GROUND FLOOR



1ST FLOOR



2ND FLOOR

