



Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

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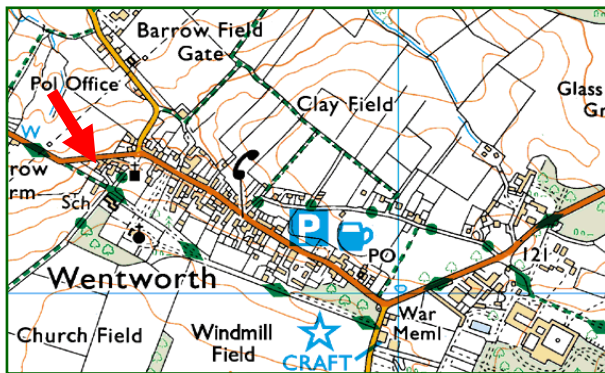
4 West Hall Fold Wentworth S62 7TJ

TO LET Unfurnished
Guide Rent £1,300 pcm

A spacious 4 bedroom semi-detached former farmhouse in a very desirable location

Location:

West Hall Fold, a former farmstead, is near the Old Church in Wentworth Village.



The accommodation (see floor plan over):

Extending to approx. 2045sqft, the property comprises; on the ground floor, a spacious kitchen with rayburn stove and adjacent dining room, two large reception rooms with solid fuel stove/fireplaces and original feature window shutters. Access to cellar and garage. On the first floor; four bedrooms a family bathroom and a further w.c.

Outside:

The property is located in an area known as West Hall Fold, close to Wentworth School and Church and excellent access to public rights of way networks.

The property has its own parking area and garage as well as further parking in the communal parking area for West Hall Fold. To the rear are private mature gardens with excellent views over adjacent farmland towards Harley & Elsecar.

Services:

Mains electric, drains, water and gas (combi-boiler central heating).

Term:

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



Rental:

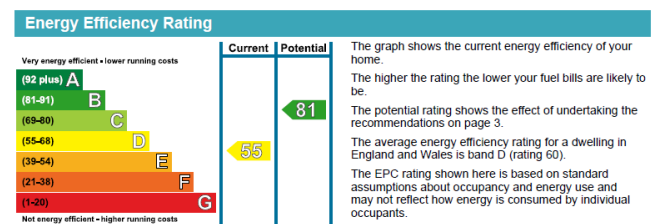
Offers of rental are invited in the region of £1,300pcm, payable monthly in advance by bank standing order. The Tenant will be fully responsible for all other outgoings on the property.

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.

Council Tax Banding: Band E.

Energy Efficiency Rating:



To view:

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

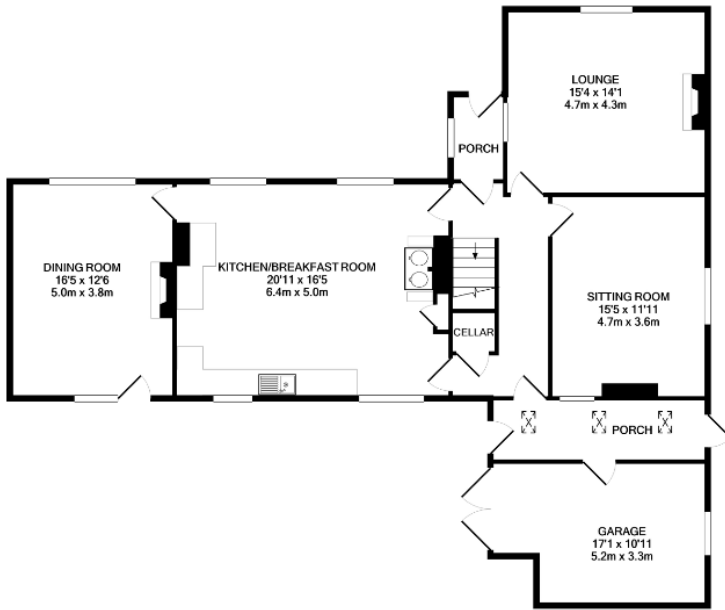
Due to covid-19 restrictions our normal letting routine has been amended to meet government guidance.

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

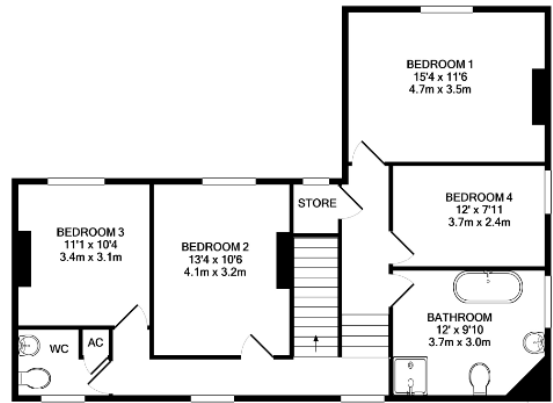
Please note this is different to the standard application form you may have completed previously.

If you have any queries please **email** office@wentworthestate.co.uk.

Particulars prepared: July 2020 Ref: AT 615



GROUND FLOOR



1ST FLOOR



*See Virtual tour
for more detailed photographs*



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