



# Fitzwilliam Wentworth Estate

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## 46 Nether Haugh Rawmarsh S62 7RZ

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

*A compact family home with generous garden  
and off road parking*

### Location

North of Greasbrough in the village of Nether Haugh. The cottage is situated on the B6089, opposite the Cortworth Lane junction.



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

Extending to approximately 980 sq. ft the property comprises:

On the ground floor a large kitchen diner and sitting room with open fire. On the first floor two double bedrooms and a box room and family bathroom.

### Outside

Large secure garden to rear and side of the property, and detached garage and ample off road parking

### Services

Mains water, electricity, drainage and combi-boiler central heating.

**Council Tax** – Band D.

### Term

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



### Rental

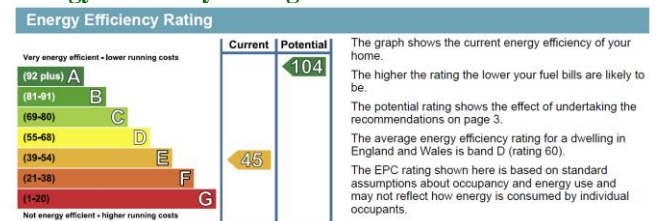
Offers of rental are invited in the region of £725 per calendar month payable monthly in advance by bank standing order.

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



### 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.

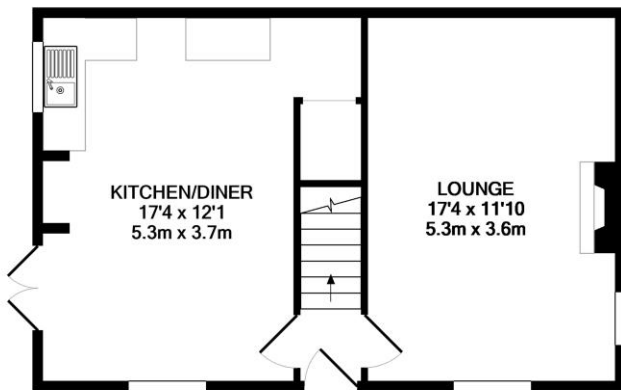
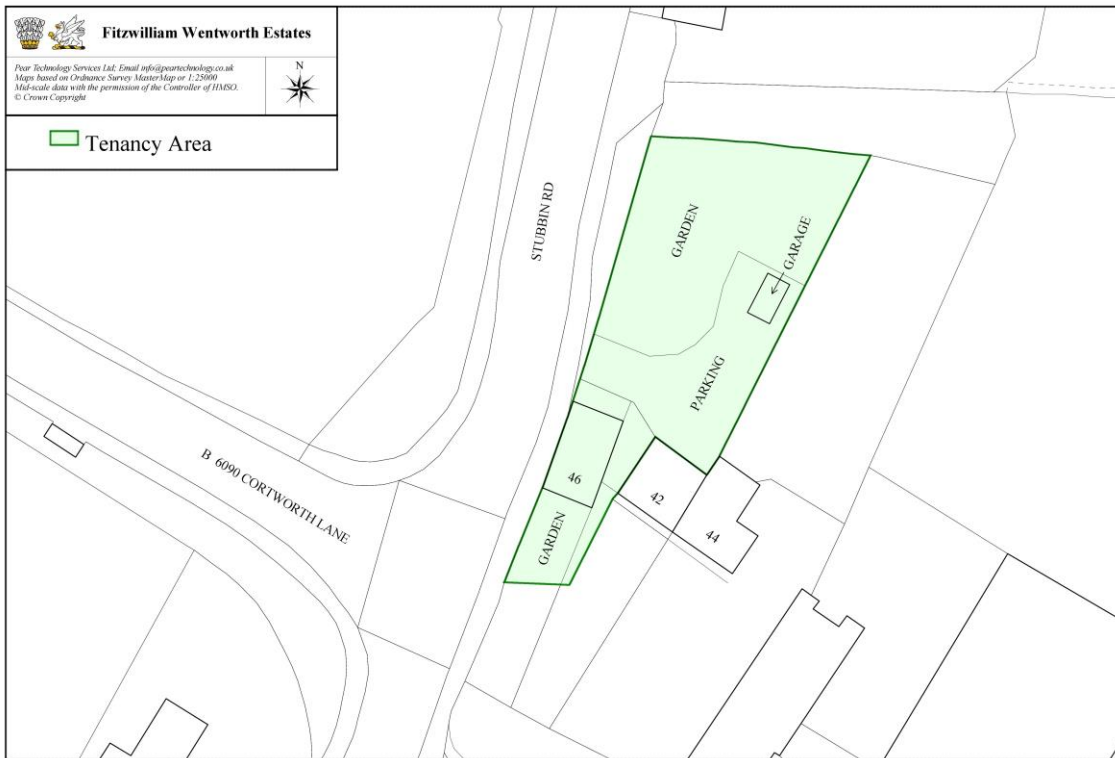
If you have any queries please **email** [office@wentworthestate.co.uk](mailto:office@wentworthestate.co.uk). Due to limited staffing we are unable to respond to telephone queries.

Particulars prepared: April 2020 Ref: ATC 521

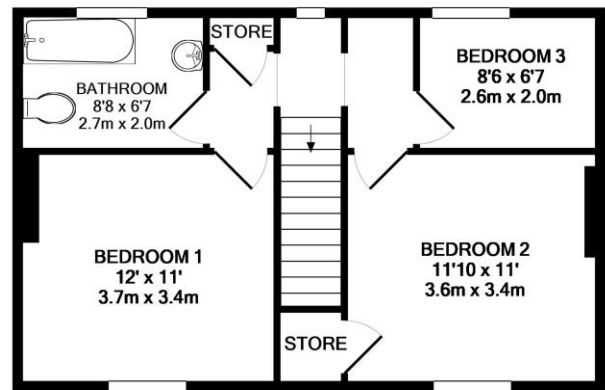
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The Fitzwilliam Wentworth Estate gives notice (i) The particulars are set out as a brief outline only to indicate availability and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition 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.

# Property Photographs, Floor & Tenancy Plans



GROUND FLOOR



1ST FLOOR





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