



# Fitzwilliam Wentworth Estate

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## 26 Nether Haugh Rawmarsh, Rotherham S62 7RZ

**TO LET Unfurnished**  
**Guide Rent £ 625 pcm**

*A two bedroom, semi-detached cottage set back from the main road.*

### Location:

The property is located on B6089 (north of Greasbrough) in the village of Nether Haugh.



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

The cottage extends to approximately 730 sq ft. comprising: on the ground floor a small porch with useful storage, living room and kitchen. On the first floor; two bedrooms and bathroom.

### Outside:

Small garden to front and additional large garden to rear of property. Shared parking area.

### Services:

Mains electric, septic tank drainage, metered water connection and gas powered combi boiler providing central heating.

**Council Tax Banding:** Band C.

### 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 £625 per calendar month payable monthly in advance by bank standing order.

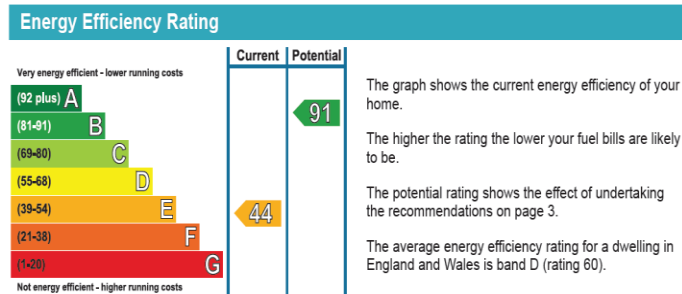


The Tenant will be fully responsible for all other outgoings on the property.

### 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

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) and return to [office@wentworthestate.co.uk](mailto:office@wentworthestate.co.uk).

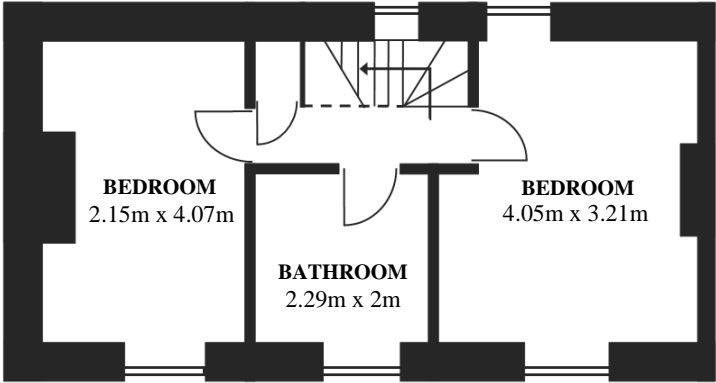
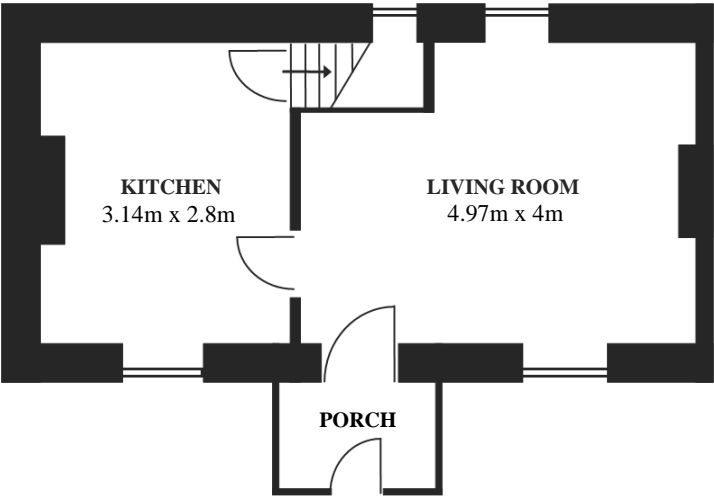
*Please note this is different to the standard application form you may have completed previously.*

*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.*

Particulars prepared: September 2020 Ref: ATC513

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Photographs, Tenancy & Floor Plans







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