



Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

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

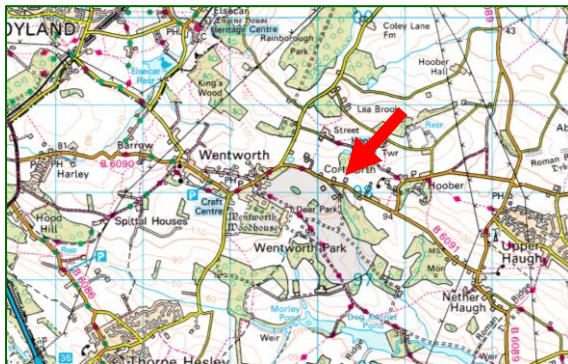
4 Cortworth Lane Wentworth S62 7SB

TO LET Unfurnished
Guide Rent £650pcm

Two bedroom Cottage close to Wentworth Village

Location

The Cottage is located alongside Cortworth Lane (B6089) on the outskirts of Wentworth Village, overlooking Wentworth Park.



The accommodation comprises (see floor plan over)

Extending to approximately 764sq. ft (71 sq. m), the property comprises, on the ground floor; a kitchen and good sized lounge/dining room. On the first floor; a double bedroom, bathroom with walk in shower and boxroom.

Outside

Attractive garden with small storage shed. Off road parking in shared yard.

Services

Mains water and electric. Oil powered combi boiler.

Council Tax – 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 £650 per calendar month payable monthly in advance by bank standing order.

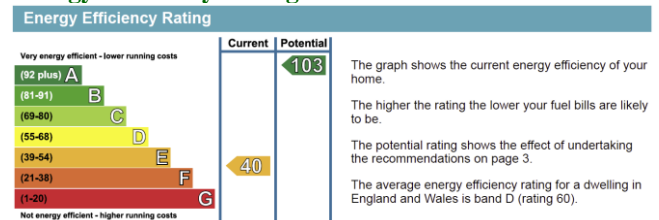


The Tenant will be fully responsible for all other outgoings on the property.

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.

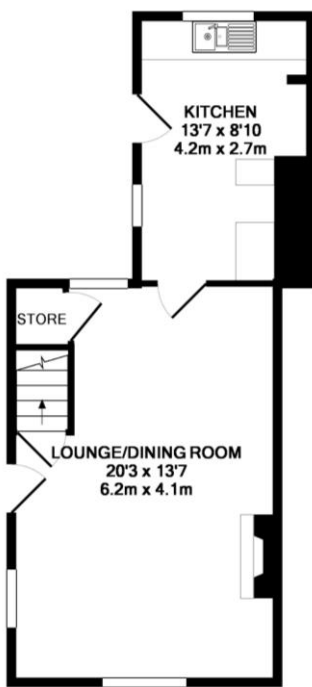
Please note this is different to the standard application form you may have completed previously.

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.

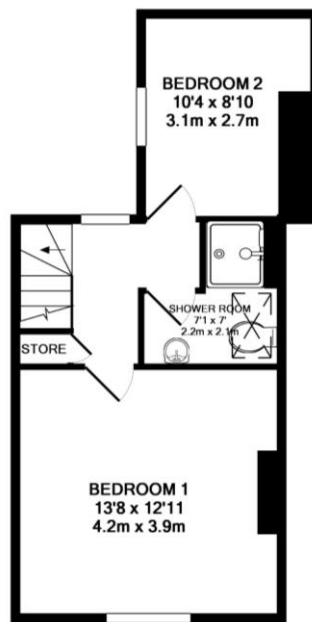
Particulars prepared: September 2020 Ref: ME602

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, Location & Floor Plans



GROUND FLOOR



1ST FLOOR

