



# Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

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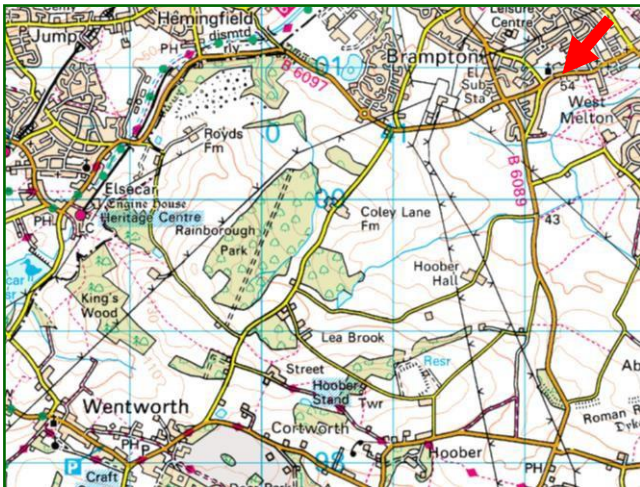
## Highfield Farmhouse 208 Melton High Street West Melton Rotherham S63 6RG

**TO LET Unfurnished**  
**Guide Rent £875pcm**

*Refurbished spacious Farmhouse – 3 bedrooms*

### Location:

Located on Melton High Street, West Melton S63 6RG



### The accommodation (see plan over):

Newly refurbished throughout, comprising kitchen, with adjoining utility and store/study. Two large reception rooms. On the first floor; three double bedrooms, dressing room & family bathroom.

### Outside:-

Garden with shared yard area including storage barn, garage and outbuildings.

### Services:

Mains water, electricity, drains and gas central heating.

**Council Tax Banding:** Band A.

### Term

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



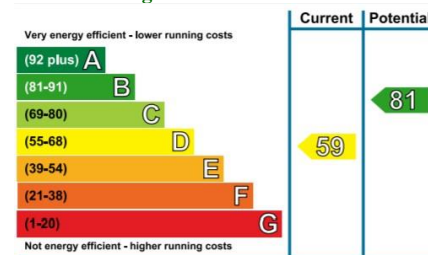
### Rental

Offers of rental are invited in the region of £875 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 208 Melton High Street



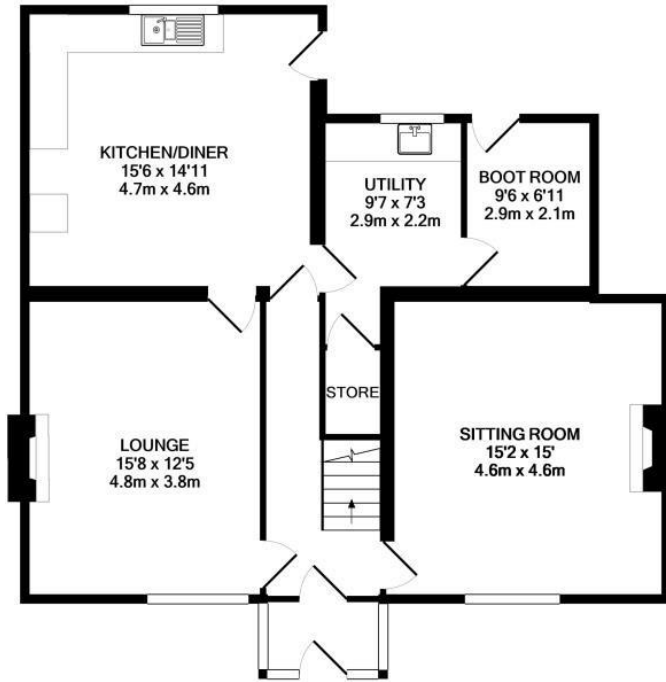
### To view:

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)

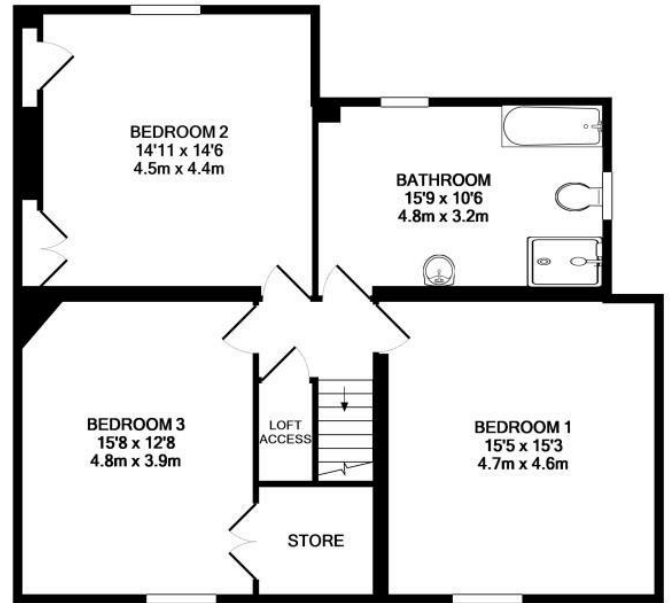
*Note: Viewings are undertaken at your own risk. Vacant property can be hazardous. Beware of slip/trip hazards, naked wires, sharp surfaces and poorly lit spaces etc. Do not interfere with plumbing or wiring installations etc. Children are to be under the charge of accompanying adults and must be supervised at all times.*

Particulars prepared: November 2020 Ref: ME649

## Tenancy & Floor Plans



GROUND FLOOR

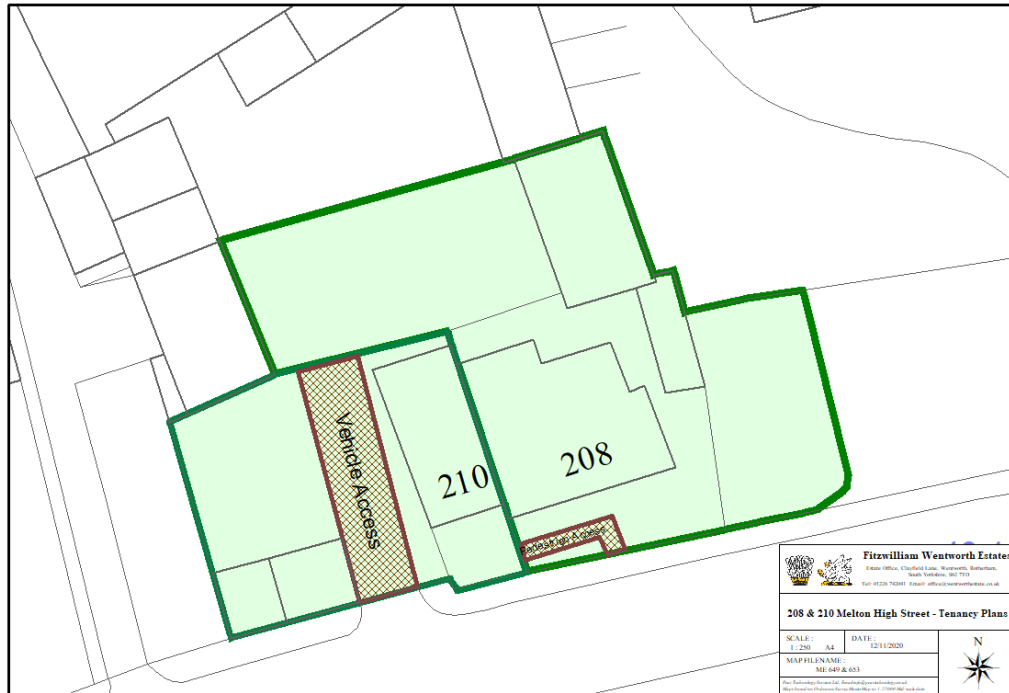


1ST FLOOR

TOTAL APPROX. FLOOR AREA 1884 SQ.FT. (175.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Photographs

