



# 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](mailto:office@wentworthestate.co.uk)  
[www.wentworthestate.co.uk](http://www.wentworthestate.co.uk)

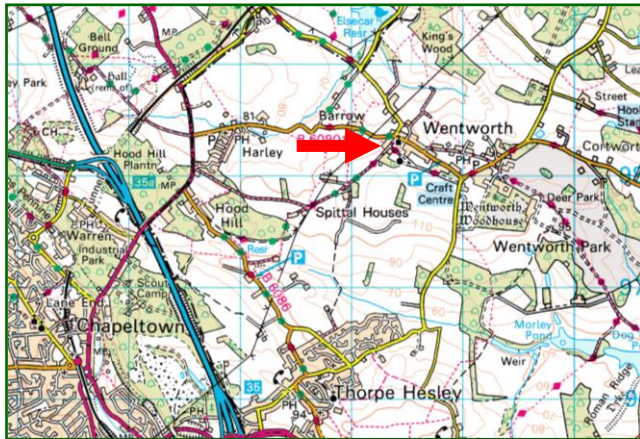
## Dawn Cottage 4 Church Drive, Wentworth, Rotherham, S62 7TW

**TO LET Unfurnished**  
**Guide Rent £800pcm**

### Spacious Semi-detached Stone Cottage

#### Location:

Fronting Church Drive, off Main Street in Wentworth Village with views of the Old Church from the rear of the property



#### Accommodation:-

Ground floor comprising a kitchen, sitting room and storage/pantry. Upstairs there are two double bedrooms, an attic bedroom and family bathroom.

#### Outside:-

Yard area with outbuildings and parking for one car.

#### Services:

Mains electric, water, sewerage and gas combi-boiler central heating.

#### Term

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

**Council Tax Banding:** Band D.



#### Rental

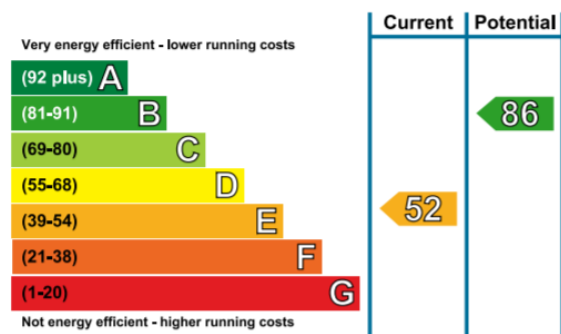
Offers of rental are invited in the region of £800 per calendar month payable monthly in advance by bank standing order. The Tenant will be fully responsible for all other outgoings on the property.

#### 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

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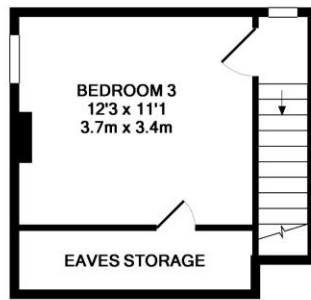
#### To view:

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).

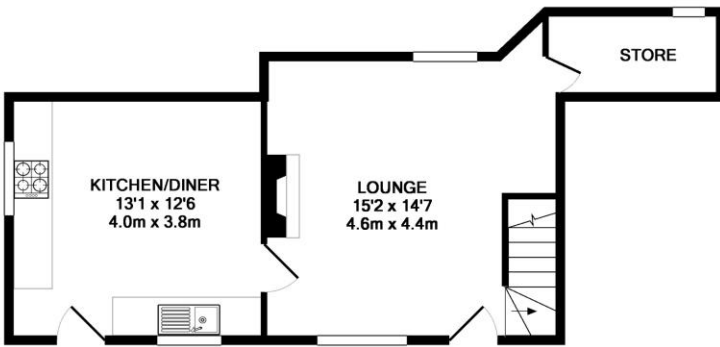
Particulars prepared: November 2020 Ref: AT 515

## Photographs & Floor Plan

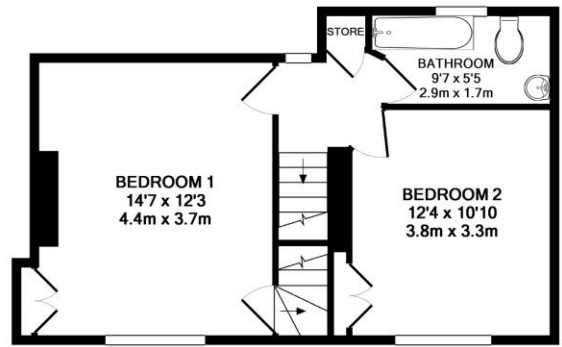




2ND FLOOR



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1066 SQ.FT. (99.0 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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