



Fitzwilliam Wentworth Estate

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28 Main Street Wentworth Rotherham S62 7TL

TO LET Unfurnished
Guide Rent £575pcm

Recently refurbished 2 bedroom cottage.

Location:

Located on Main Street in the centre of Wentworth village.



The accommodation (see floor plan over):

Total floor area approx. 646 sq. ft.

This property has been subject to comprehensive refurbishment including new kitchen and bathroom fittings, solid fuel fire and internal/external decorations.

Outside:

Allotment garden to rear (bordering Clayfield Lane) and parking available in nearby Village Car Park. Dedicated parking space/garage may be available by separate negotiation.

Services:

All mains services including gas combi 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 £575 per calendar month payable monthly in advance by bank standing order. The Tenant will be fully responsible for all other outgoings on the property.

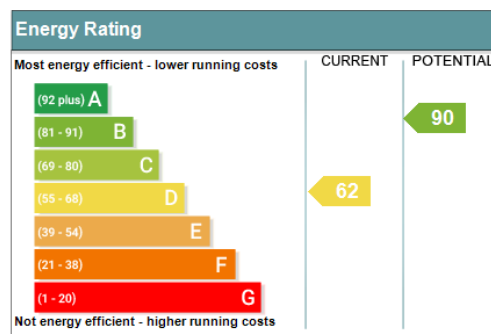


Deposit:

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:

28 Main Street, Wentworth



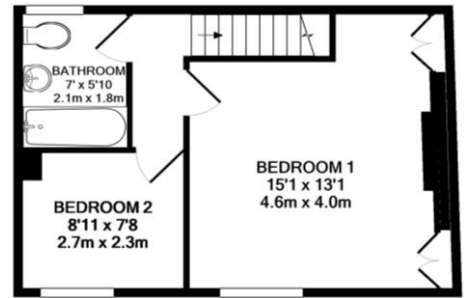
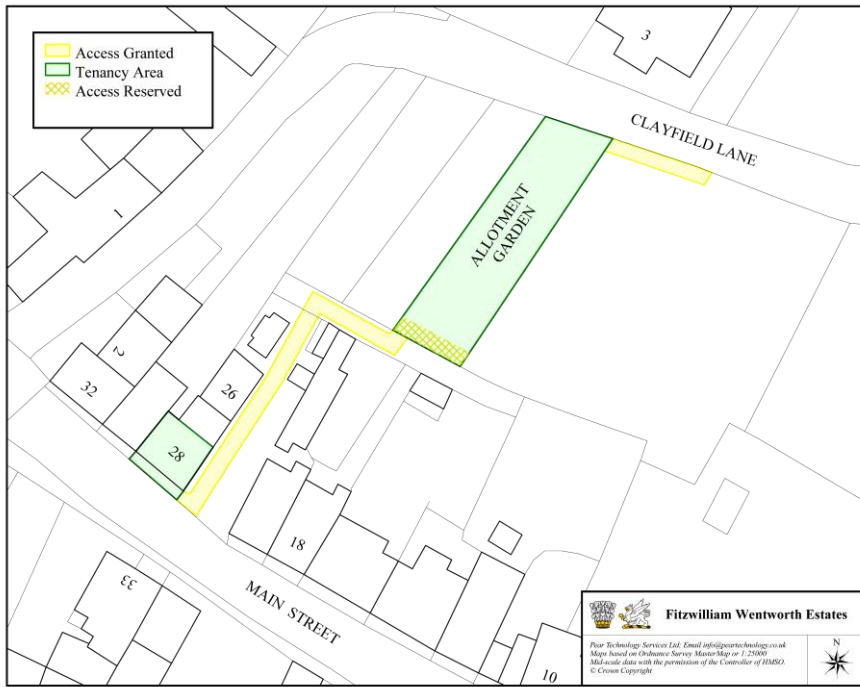
To view:

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

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: AT 592

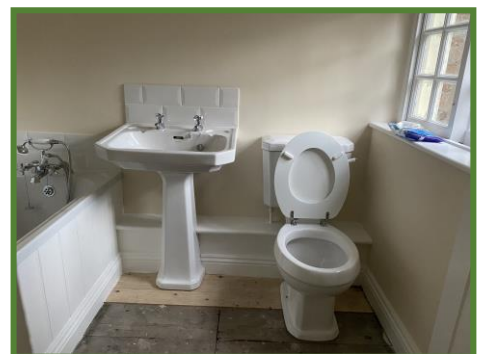
Photographs and floor plan



1ST FLOOR



GROUND FLOOR



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