



# Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

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## Glasshouse Green House 1 Coley Lane S62 7SD

**TO LET Unfurnished  
Guide Rent £1500pcm**

*An attractive 5 bedroom family home*

### Location:

Located on Coley Lane near to the junction with Cortworth Lane (B6091) near to the village of Wentworth



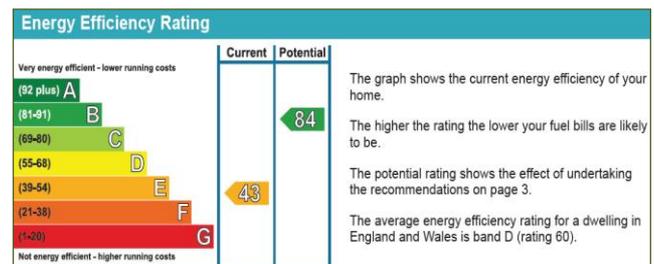
calendar month payable monthly in advance by bank standing order.

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 1 Glasshouse Green House, Coaley Lane



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

Approximately 2,000sqft comprising; a large kitchen/diner with adjoining utility room, a living room with open fire, sitting room with multifuel stove and ground floor W.C. On the first floor a double bedroom with fitted wardrobes & shower room, four further bedrooms (two with fitted wardrobes) and family bathroom.

### Outside:-

Private garden, sunhouse and double garage to the front, small outbuildings and yard to the rear.

### Services:

All mains services and gas fire boiler and central heating

**Council Tax Banding:** Band D.

### 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 £1,500 per

### To view:

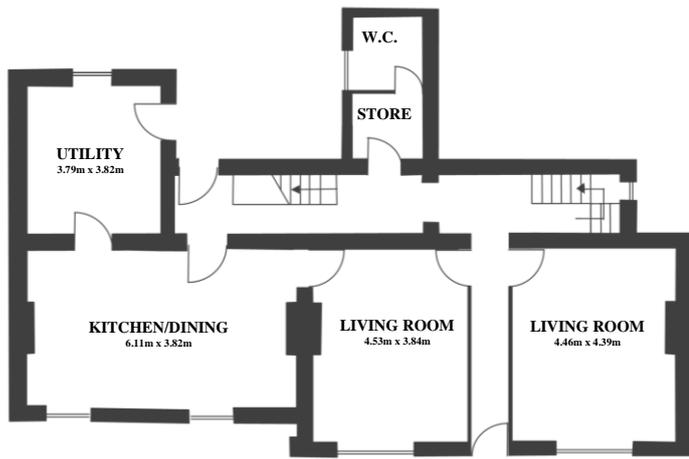
Due to covid-19 restrictions our normal letting routine has been amended to meet government guidance. If you are interested in this property in the first instance please complete the revised application form (downloadable from the property page) and return to office@wentworthestate.co.uk.

*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.*

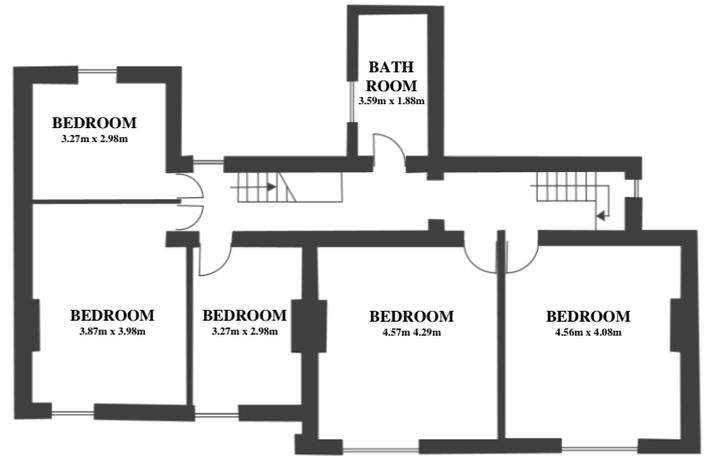
Particulars prepared: February 2021 Ref: ME556

Page 1 of 2

## Floor Plans

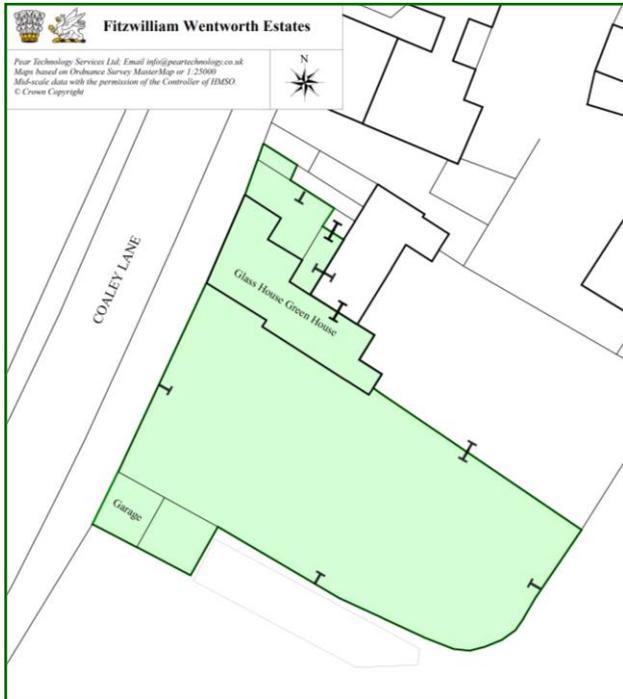


GROUND FLOOR



FIRST FLOOR

## Photographs & Tenancy Plan



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