



# 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)

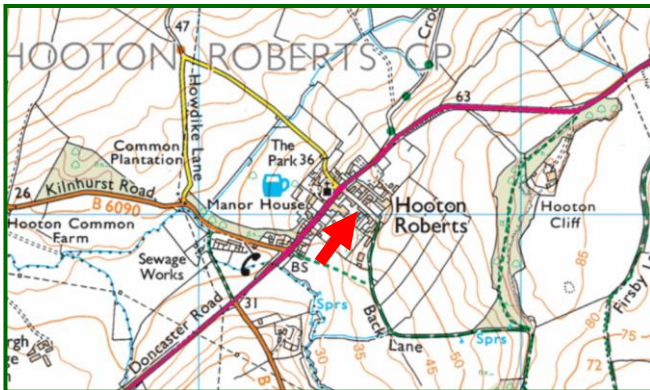
## 8 The Wapping Hooton Roberts Rotherham S65 4PG

**TO LET Unfurnished**  
**Guide Rent £625pcm**

**Recently refurbished 2 bedroom cottage.**

### Location:

Located on The Wapping in Hooton Roberts.



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

Total floor area approx. 678 sq. ft.

This property has been subject to comprehensive refurbishment and comprises of a bathroom, kitchen and living room on the ground floor with a double and single bedroom on the first floor.

### Outside:

Generous sized rear garden and small front lawn.

### Services:

All mains services including gas combi central heating.

**Council Tax Banding:** 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 £625 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: 8 The Wapping, Hooton Roberts

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

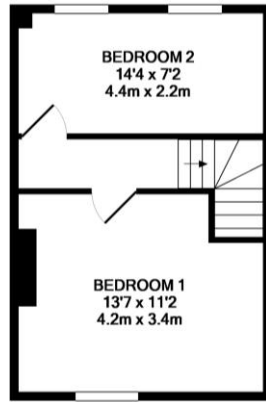
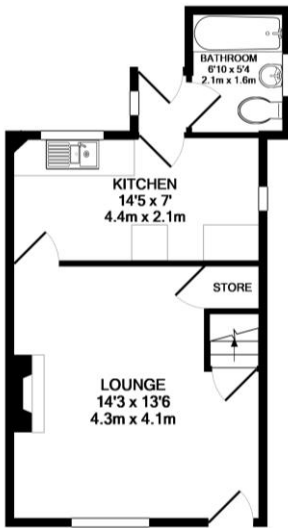
### To view:

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: March 2021 Ref: CO545

## Photographs and tenancy & floor plans

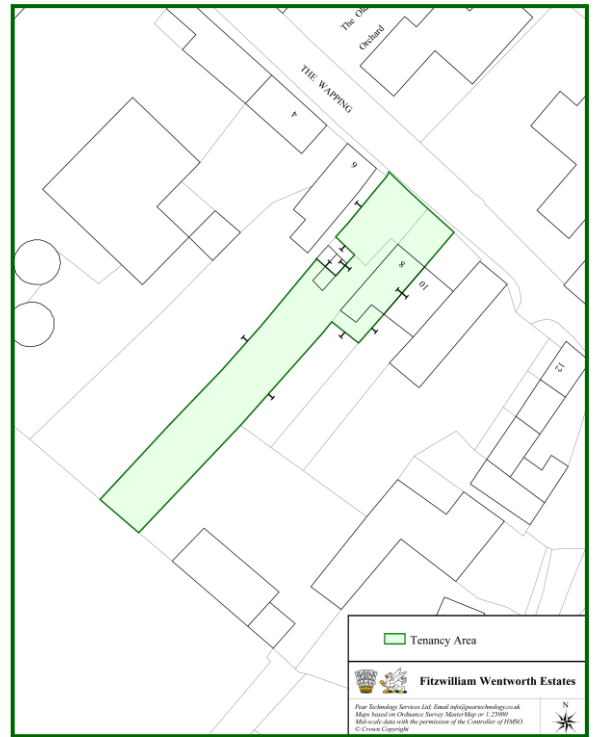


GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 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  
Made with Metropix ©2021



**Fitzwilliam Wentworth Estate**  
HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY