

# **Fitzwilliam Wentworth Estate**

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

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## 46 Nether Haugh Rotherham S62 7RZ

### TO LET Unfurnished Rent £750pcm

# A detached cottage with generous garden and off-road parking

#### Location

Nether Haugh lies approximately 2 miles to the east of Wentworth Village. The cottage is situated on the B6089, opposite the Cortworth Lane junction.



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

Extending to approximately 980 sq. ft the property comprises a large kitchen diner and sitting room with open fire to the ground floor. On the first floor two double bedrooms, a single bedroom and family bathroom.

#### Outside

Large garden to the side of the property, detached garage and ample off-road parking.

#### Services

All mains services including gas combi central heating.

#### Council Tax Banding – D.

#### Term

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



#### Rental

Rental of £750per 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**



#### To view:

If you are interested in this property, in the first instance, please complete the application form (downloadable from the property page) and return to

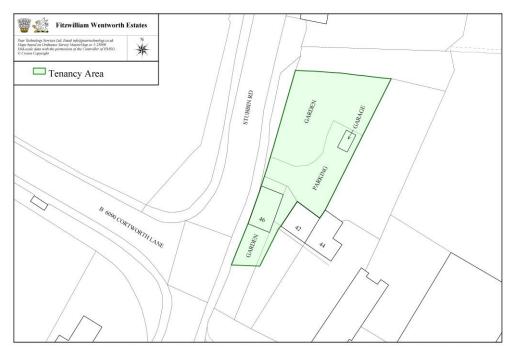
office@wentworthestate.co.uk. Viewings will only be offered on receipt of a completed form.

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.

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The Fitzwilliam Wentworth Estate gives notice (i) The particulars are set out as a brief outline only to indicate availability and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility. Any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of the Fitzwilliam Wentworth Estate has any authority to make or give any representation or warranty in relation to this property.

## **Property Photographs, Floor & Tenancy Plans**





GROUND FLOOR



















