



Fitzwilliam Wentworth Estate

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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 £750 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



To view:

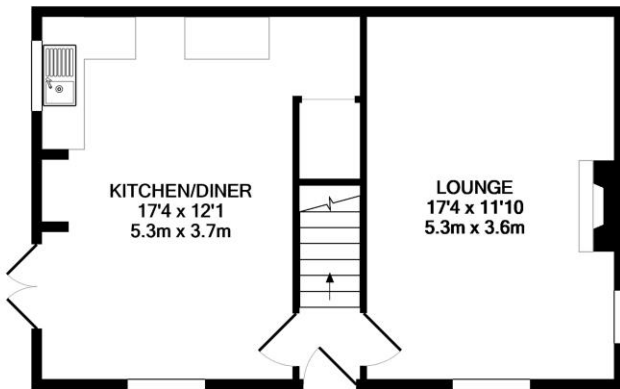
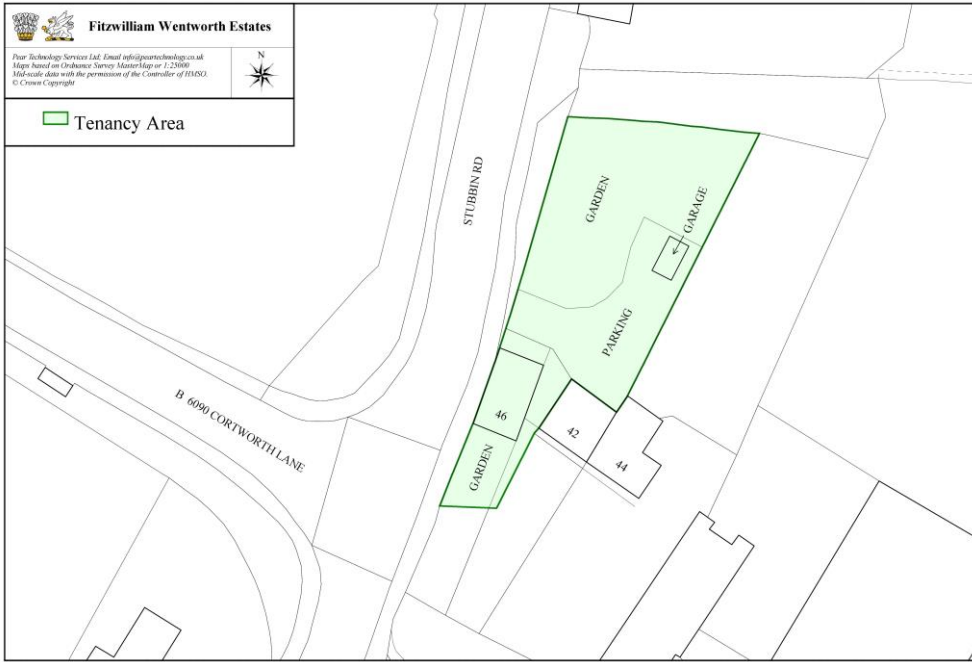
If you are interested in this property, in the first instance, please complete the application form (downloadable from the property page) and return to office@wentworthestate.co.uk. Viewings will only be offered on receipt of a completed form.

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.

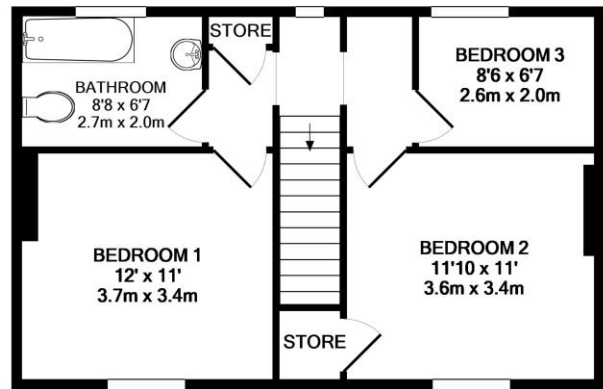
Particulars prepared: July 2021 Ref: ATC 521

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Property Photographs, Floor & Tenancy Plans



GROUND FLOOR



1ST FLOOR





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