



# 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)

## 12 Street Cottages Street Lane Wentworth S62 7SF

**TO LET Unfurnished**  
**Rent £725 pcm**

*Refurbished 2 bedroom mid-terraced cottage*

### Location:

Located on Street Lane (off Coaley Lane) on the edge of Wentworth village.



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

Extending to approx. 775 sq.ft, the property comprises a living room with open fire, kitchen and useful store on the ground floor. On the first floor is a double bedroom, a single bedroom and bathroom.

### Outside:

Garden to the rear with patio area. Shared parking for one car. Stick Shed. An allotment may also be available by separate negotiation.

### 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

Rental of £725 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

12 Street Cottages, Street Lane, Wentworth

Score	Energy rating	Current	Potential
92+	A		111   A
81-91	B		
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

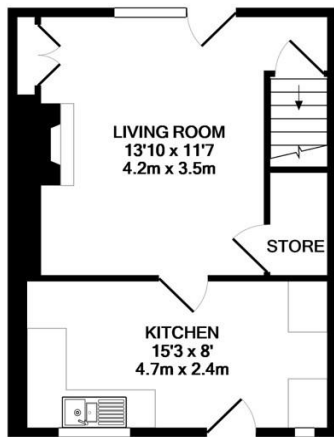
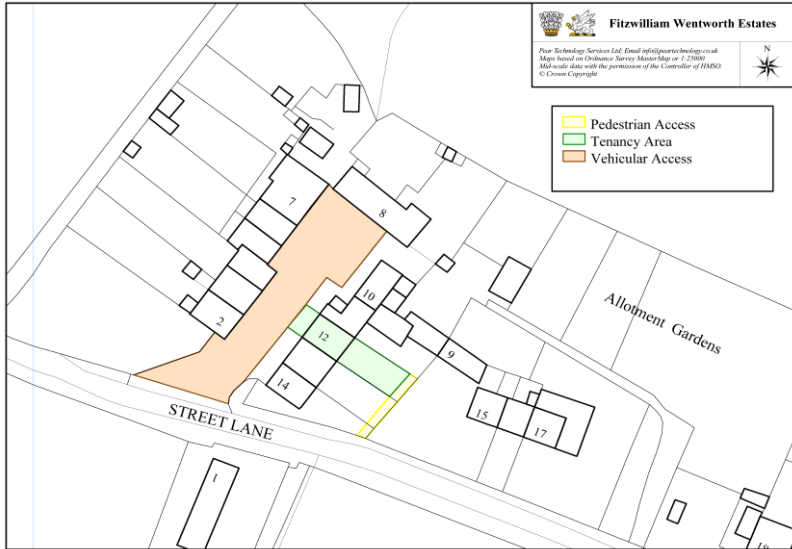
### To view:

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](mailto:office@wentworthestate.co.uk). Viewings will only be offered on receipt of a completed form.

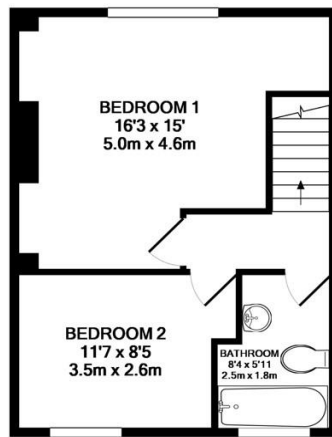
*Note: Viewings are undertaken at your own risk. Vacant property can be hazardous. Beware of slip/trip hazards, naked wires, sharp surfaces and poorly lit spaces etc. Do not interfere with plumbing or wiring installations etc. Children are to be under the charge of accompanying adults and must be supervised at all times.*

Particulars prepared: August 2021 Ref: ME 643

**Photographs, Tenancy & Floor Plans**



GROUND FLOOR



1ST FLOOR

