



Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

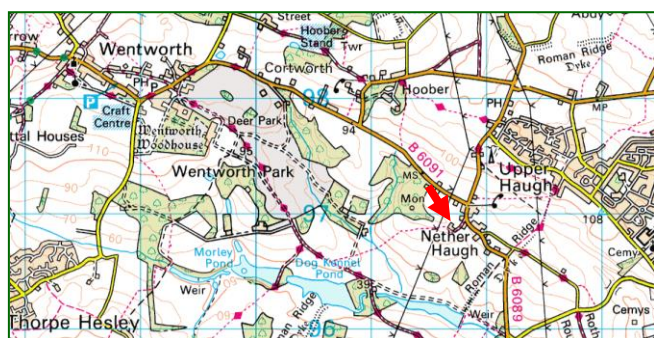
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15 Daniel Lane Nether Haugh Rotherham S62 7RG

TO LET Unfurnished
Rent £800pcm

Refurbished 2-bedroom end terrace cottage

Location: Located off the B6089 North of Greasbrough in the village of Nether Haugh.



The accommodation comprises (see floor plan over)
Extending to approx. 721sq.ft, the property comprises a living room, dining room, kitchen and bathroom on the ground floor. On the first floor are 2 double bedrooms.

Outside

Garden to the front and side. Off road parking.

Services

All mains services including gas combi central heating.

Council Tax Band - C

Term

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

Rental

Rental of £800 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

Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Applications and viewing:

If you are interested in this property, in the first instance, please complete the application form (downloadable from the property page), save and return to office@wentwortheestate.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: October 2022 Ref: ATC 508 **Page 1 of 2**

Property Photographs, Floor & Tenancy Plans

