Estate Office • Wentworth • Rotherham

South Yorkshire • S62 7TD

Telephone 01226 742041 • Fax 01226 350292

Email office@wentworthestate.co.uk

www.wentworthestate.co.uk

## 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.

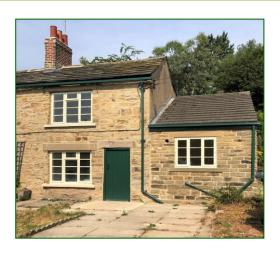
#### Council Tax Band - C

#### **Term**

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

#### **Rental**

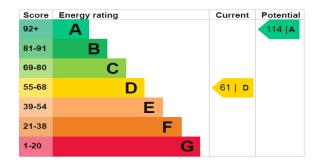
Rental of £800 per calendar month payable monthly in advance by bank standing order. The Tenant will be fully responsible for all other outgoings on the property



#### **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**



#### 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 <a href="mailto:office@wentworthestate.co.uk">office@wentworthestate.co.uk</a>. Viewings will only be

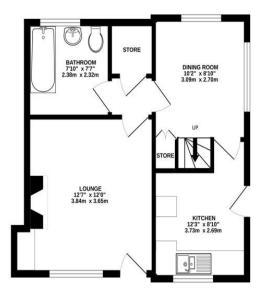
office@wentworthestate.co.uk. Viewings will only be offered on receipt of a completed form.

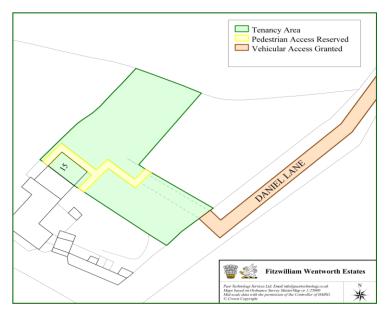
Note: Viewings are undertaken at your own risk. Vacant property can be hazardous. Beware of slip/trip hazards, naked wires, sharp surfaces and poorly lit spaces etc. Do not interfere with plumbing or wiring installations etc. Children are to be under the charge of accompanying adults and must be supervised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

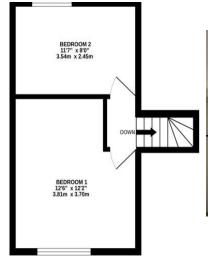
Particulars prepared: October 2022 Ref: ATC 508 Page 1 of 2

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**

















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