



Fitzwilliam Wentworth Estate

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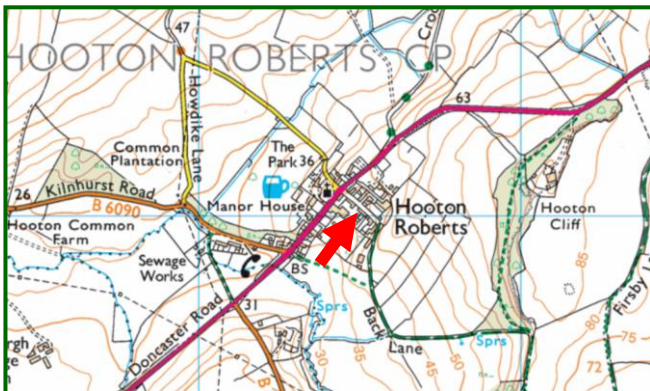
Estate Office • Wentworth • Rotherham
South Yorkshire • S62 7TD
Telephone 01226 742041 • Fax 01226 350292
Email office@wentwortheestate.co.uk
www.wentwortheestate.co.uk

8 The Wapping Hooton Roberts Rotherham S65 4PG

TO LET Unfurnished
Rent £750pcm

Recently refurbished 2-bedroom cottage.

Location:



The accommodation (see floor plan over):

Extending to approx. 678 sq. ft. this property comprises of lounge with open fire, kitchen and bathroom on the ground floor with a double and a single bedroom on the first floor.

Outside:

Generous sized rear garden, small front garden and brick storage shed. **Please note that The Wapping is a narrow dead-end lane and parking for more than one vehicle may prove difficult at times.**

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 £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:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

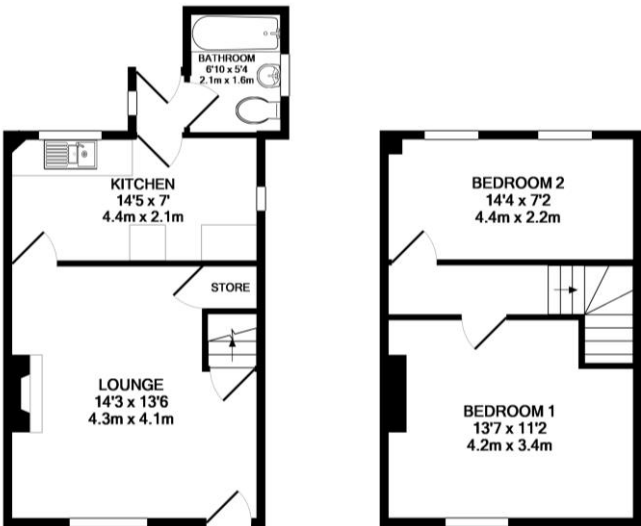
Applications and viewing:

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: September 2023 Ref: CO545

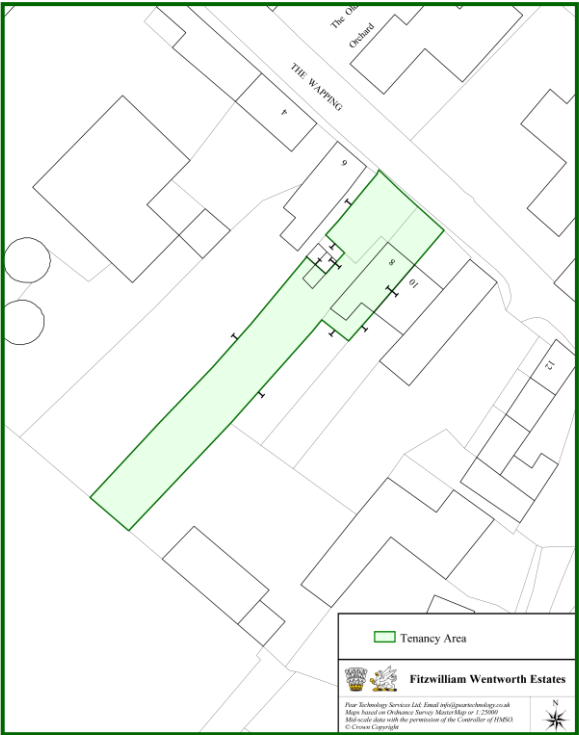
Photographs and tenancy & floor plans



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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