



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
www.wentworthestate.co.uk

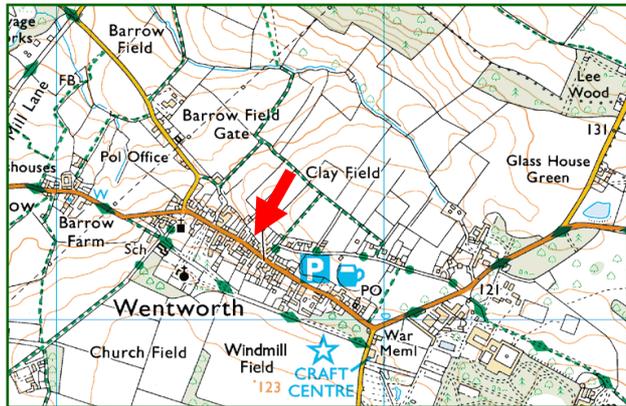
57 Main Street Wentworth S62 7TN

TO LET Unfurnished
Rent £875pcm

A three bedroom mid-terraced cottage

Location:

The cottage is located off the main road in the centre of the village.



The accommodation (see floor plan over):

Extending to approx. 1001 sq. ft. this property comprises of lounge with open fire, dining kitchen and utility on the ground floor. To the first floor is a double bedroom, a single bedroom and bathroom. Stairs lead to another good size bedroom on the second floor.

Outside: Small courtyard and brick storage sheds to the rear. Detached garden. Shared off road parking.

Services:

All mains services including gas combi central heating.

Council Tax Band: B

Term

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

Rental

Rental of £875 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		
69-80	C		78 C
55-68	D		
39-54	E	51 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@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 2024 Ref: AT 553

Page 1 of 2

Tenancy Plan, Floor Plans & Photographs

