



Fitzwilliam Wentworth Estate

HERITAGE | LANDSCAPE | ECONOMY | COMMUNITY

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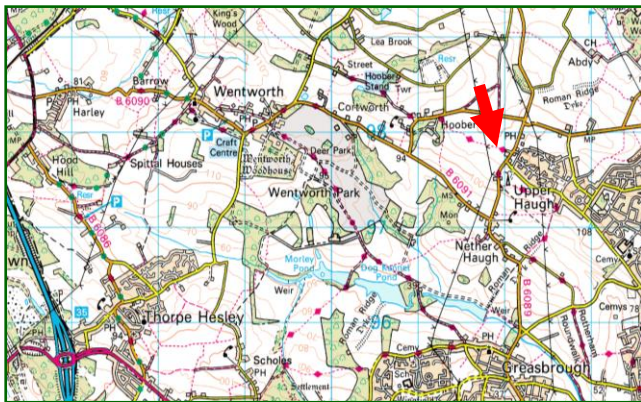
6 Low Stubbin Rawmarsh S62 7RX

TO LET Unfurnished
Rent £795pcm

A two-bedroom semi-detached cottage

Location:

Situated on the B6089 Stubbin Road (near junction of Haugh Road)



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		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The accommodation (see floor plan over):

Extending to approx.727sq.ft, the property comprises lounge with open fire, kitchen, utility and WC to the ground floor. On the first floor is a double bedroom, single bedroom and shower room.

Outside:-

Garden to front, side and rear, off road parking and a brick built outbuilding

Services:

Mains electric, drains, gas Combi-boiler 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 £795 per calendar month payable monthly in advance by bank standing order. The Tenant will be fully responsible for all other outgoings on the property

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 via your own email 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: December 2024 Ref: ME 528

Tenancy & Floor Plans

