

Fitzwilliam Wentworth Estate

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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)



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

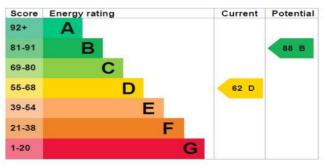
Rental of £795 per calendar month payable monthly in advance by bank standing order. The Tenant will be fully responsible for all other outgoings on the property



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 via your own email to <u>office@wentworthestate.co.uk</u>. 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

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.

Tenancy & Floor Plans



























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