



**Rill Court, Hemsworth**

**£825 PCM**

**MARTIN&CO**

# Rill Court, Hemsworth

## Date Available: 20th August 2024

## Deposit: £951

## Unfurnished

## Council Tax Band: A

- CLOSE TO TOWN CENTRE
- TWO BEDROOM MID TOWN HOUSE
- RECENTLY FULLY DECORATED.
- MODERN KITCHEN WITH SOME INTEGRATED APPLIANCES
- LIVING ROOM WITH PATIO DOORS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- VIRTUAL VIEWING AVAILABLE

Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

**\*\*TWO BEDROOM MID TOWN HOUSE\*\*** Modern kitchen, living room with patio doors opening onto low maintenance enclosed rear garden, two bedrooms, bathroom and off road parking. Close to the town centre. The property has recently been fully decorated and is immaculately presented. Virtual viewing available.

Ground Floor Building 1

Entrance: 4' 3" x 5' 4" (1.31 x 1.66 m)

Exterior Rear: 8' 0" x 15' 2" (2.44 x 4.63 m)

Lounge: 12' 10" x 16' 1" (3.93 x 4.90 m)

Kitchen: 7' 11" x 8' 5" (2.42 x 2.57 m)

1st Floor Building 1

Landing: 6' 11" x 6' 9" (2.11 x 1.93 m)

Bedroom: 8' 2" x 10' 6" (2.50 x 3.22 m)

Bedroom: 10' 9" x 7' 0" (3.29 x 2.31 m)

Bathroom: 5' 2" x 6' 9" (1.57 x 1.91 m)

Approximate total area<sup>(1)</sup>

547.83 ft<sup>2</sup>

50.89 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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