

0114 2449121

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Eddisons

RESIDENTIAL PROPERTY - TO LET



154 BROOK HILL, THORPE HESLEY, ROTHERHAM, SOUTH YORKSHIRE S61 2PZ

Rent: £725.00 per month exclusive

Size: 598 sq ft (55.51 sq m)

- 3 Bedrooms
- New Kitchen
- Front and Rear Garden

LOCATION

The property is located on Brook Hill in Thorpe Hesley, 3.5 miles from Rotherham Town Centre and only one mile from Junction 35 of the M1 motorway.



DESCRIPTION

Three bedroom property in Thorpe Hesley with countryside views and a new kitchen.

SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a nett internal area basis.

	M ²	SQ FT
Ground Floor	178.00	1,916
First Floor	21.80	235
Basement	4.08	44
TOTAL	203.88	2,195

RENT

£725 per calendar month exclusive

LEASE TERMS

Available on a 12 month Assured Shorthold Tenancy Agreement.

BUSINESS RATES

We understand that the property is Council Tax Band A.

TENURE

Leasehold

EPC

The property has an EPC of D (60). A copy of the EPC is available from the agent.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield
S61 2DW
Contact: S tephanie.brooke@eddisons.com
(0114) 2449121

Ref:

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Fernie Greaves



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Eddisons

Incorporating **Fernie Greaves**

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