

0114 2449121

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**Eddisons**

**RESIDENTIAL PROPERTY - TO LET**



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

**Rent: £795.00 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 on the M1 motorway.



## DESCRIPTION

This lovely 3-bedroom house is situated on a quiet road, just off the main road, overlooking the beautiful Thorpe Hesley Countryside. Viewing is a must to fully appreciate the beauty.

**The photograph used on the front of this brochure is a previous photo due to roof work being undertaken on the block with scaffolding erected.**

## 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.

## RENT

£795 per calendar month exclusive

## LEASE TERMS

Available on a 12 month Assured Shorthold Tenancy Agreement.

## COUNCIL TAX

We understand that the property is Council Tax Band A.

## ACCOMMODATION

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

	M <sup>2</sup>	SQ FT
<b>Ground Floor</b>		
Entrance Hall	-	-
Kitchen	10.36	115.1
Living Room	14.06	151.34
<b>First Floor</b>		
Bedroom 1 (Front)	13.69	147.35
Bedroom 2 (Back)	9.67	104.08
Bedroom 3 (Front)	7.74	83.31
Bathroom	-	-
Landing and Stairs	-	-
<b>TOTAL</b>	<b>55.51</b>	<b>598</b>



## TENURE

Leasehold

## EPC

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



For more information, visit [eddisons.com](http://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.

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Incorporating Fernie Greaves



## 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: [Rachel.Woolhouse@eddisons.com](mailto:Rachel.Woolhouse@eddisons.com)

(0114) 349 2783 (Mobile - 07974 887 061)

Ref:

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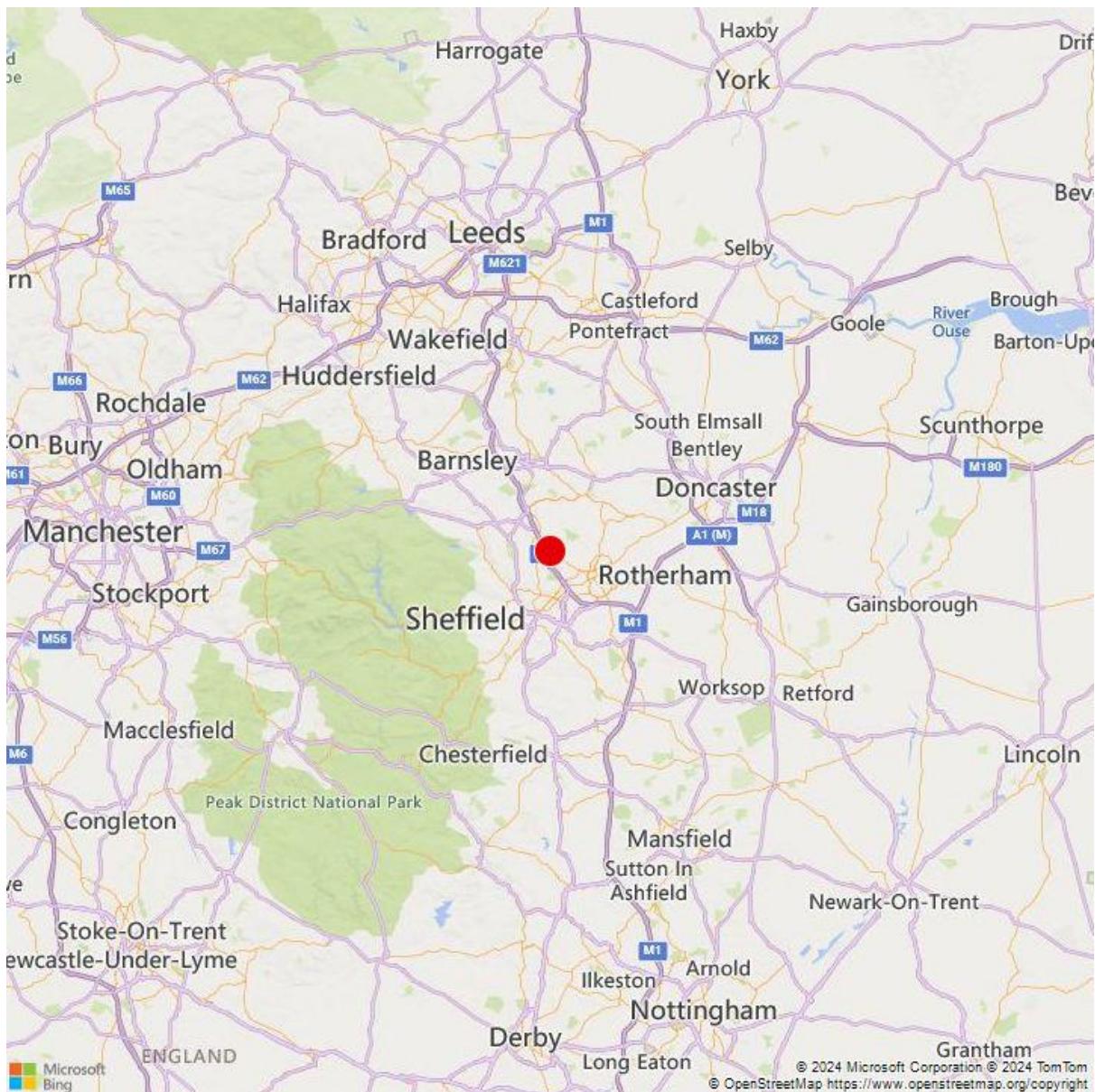
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