

TO LET



Lilly Hall Road, Maltby  
£1,300 pcm

  
**MARTIN&CO**



## Lilly Hall Road, Maltby

Detached House,  
3 bedroom, 2 bathroom

£1,300 pcm

Date available: Available Now

Deposit: £1,500

Unfurnished

Council Tax band: E

- Stunning views
- Large garden
- Off street parking
- Garage
- Three reception rooms
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Please welcome to the market this stunning detached property in Maltby, with extensive views and a gorgeous garden space.

Situated on this highly regarded street in Maltby the property gives access to commuter links, including the M18 and M1 motorway links, local schools, public transport links and local amenities. The property has been extended and has a generous sized well maintained rear garden. Having three double bedrooms and three reception rooms. The family home is well maintained and must be viewed to



appreciate the size on offer.

In brief the property comprises of entrance hall with stairs to the first floor landing. Dining room. Lounge with feature fire surround and double doors to the second sitting/dining room, with patio doors out into the back garden. The extended dining kitchen has an extensive range of fitted wall and base units with oven, hob and integrate fridge freezer. There is also a downstairs bathroom with a walk in shower.

First floor landing having three double bedrooms and larger than average family bathroom. Outside there is a garden to the front with mature shrubs, and driveway to the side with double gates. Generous sized garage with inspection pit. To the rear is a beautifully presented, larger than average garden. Having paved patio, shrub borders, decked area, decorative pond and playing fields to the rear.

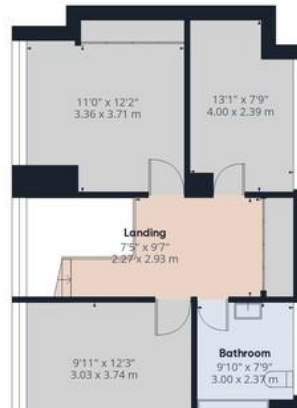
Viewing is recommended to appreciate what this property has to offer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-10	G		



Ground Floor



Approximate total area<sup>(1)</sup>  
1523 ft<sup>2</sup>  
141.6 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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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.