

TO LET



Sandeby Drive, Ravenfield
£650 pcm


MARTIN&CO

Sandeby Drive, Ravenfield

Apartment,
2 bedroom, 1 bathroom

£650 pcm

Date available: Available Now

Deposit: £750

Unfurnished

Council Tax band:

- Modern kitchen
- Private rear garden
- Neutral décor throughout
- Good local schools
- Quiet residential street
- Ready to move into
-

Set in the ever-popular village of Ravenfield, this well-maintained first floor flat offers a great balance of modern touches and everyday comfort, all in a peaceful residential spot. The flat sits on a quiet street, ideal for those wanting a bit of calm without feeling too cut off, and with everything needed for daily life within easy reach.

A small entry hall on the ground floor gives a place to hang coats and drop off shoes before heading upstairs. The staircase leads up to a bright central landing, which includes a handy built-in storage cupboard. At the front of the



property is a comfortable living room – well-sized and simply decorated in neutral tones with good quality carpets underfoot, giving it a fresh, easygoing feel. Next door is the single bedroom, also front-facing and surprisingly spacious, making it a flexible space that could work just as well as a home office or guest room.

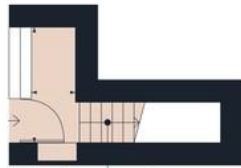
To the rear sits the main bedroom, which is a generous double and overlooks the back garden, providing a bit more privacy and quiet. The kitchen is also at the back, and it's a standout feature – clean, modern, and bright, with smart units and worktops, and a pleasant view over the garden below. There's also the main bathroom, which is well laid out and includes a full-sized bath with overhead shower, along with a toilet and sink – simple, tidy, and practical.

One of the rare benefits of this flat is the private garden, which offers more outdoor space than is typical for this type of property. It's a generous size, and while it would benefit from some general upkeep, it has plenty of potential for someone who enjoys a bit of outdoor work or wants somewhere to sit out in warmer months. There are also outbuildings for extra storage, ideal for keeping gardening tools, bikes or other bulky items out of the way.

Parking is on-street and usually straightforward, thanks to the quiet nature of the area. The flat is available now and ready to move straight into, making it a good choice for someone wanting to settle in without delay.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Hallway
3'0" x 7'6"
0.92 x 2.29 m

Ground Floor



Approximate total area⁽¹⁾
548 ft²
50.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



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