



6 May Close, Thurnscoe, Rotherham, South Yorkshire, S63 0AR

£695 Per Calendar Month

Offered to the rental market is this modern TWO DOUBLE BEDROOM property situated within this cul de sac location. With gas central heating and double glazing there is a driveway providing off road parking, with enclosed gardens to the rear.

Entrance Hallway

Front entrance door leading into the hall. Stairs to the first floor landing.

Kitchen 11'8" x 7'6" (3.56m x 2.29m)



11' 8" x 7' 6" (3.56m x 2.29m) Fitted with a matching range of wall and base units in white with worktop space over. Inset single drainer sink unit with mixer tap. Four ring hob with extractor hood over and built in oven. Integrated fridge freezer and washing machine. Tiled splash backs and radiator. Double glazed window to the front aspect.

Lounge 14'6" x 10'7" (4.42m x 3.23m)



Well proportioned rear facing reception room with double glazed double doors to the garden and central heating radiator

Cloakroom/Wc

Fitted with a two piece suite comprising a low level wc and wash hand basin. Radiator and extractor fan.

Landing

Giving access to the loft space and access to:

Bedroom One 14'6" x 8'9" (4.42m x 2.69m)



Double bedroom overlooking the rear with double glazed window and central heating radiator

Bedroom Two 14'6" x 7'6" (4.42m x 2.31m)



Double bedroom overlooking the front with two double glazed windows and central heating radiator

Bathroom



Fitted with a matching three piece suite comprising a low level wc, pedestal wash hand basin and panelled bath with tiled splash backs and extractor fan

Garden

To the outside there is an enclosed rear garden with garden store.

Tenancy Information

Holding Deposit £160

Bond £695

Council Tax Band A

Tenure - Freehold

Property Type - Mid Terrace

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

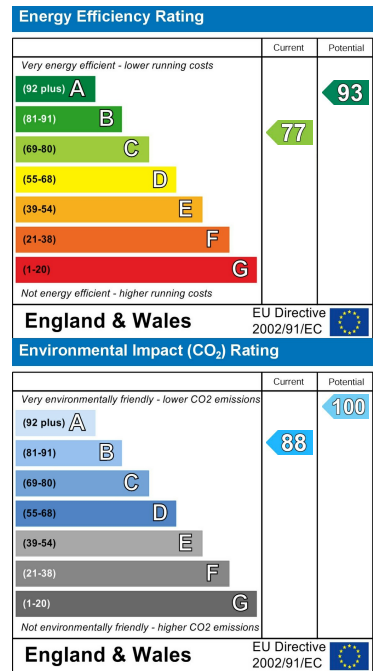
<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan

Area Map



Energy Efficiency Graph



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Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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