



19 Hooper Street, Wath-Upon-Deane, S63 6AX

£700 Per Month

Come and rent this stylish modern property on Hooper Street, offering comfort, convenience, and a place you'll be proud to call home. Located perfect for local amenities including schools, shops and easy access to the Manvers area for local job opportunities. Excellent for transport routes along the Dearne valley bypass. Come on call us today to register your interest.

Lounge 14'11" x 12'2" (4.55 x 3.73)



A spacious lounge area with open plan staircase, neutral decoration and carpet, and the focal point being the fire surround and electric fire.

Kitchen diner 12'10" x 12'2" (3.93 x 3.73)



A great space for meal preparation and eating, offering a good range of wall and base units, with oak colour worktop. Lots of room for a table and chairs and access to the cellar.

Conservatory 11'10" x 7'6" (3.61 x 2.29)

Extra space ideal for storage for kids toys, shoes, coats, or use of a utility area.

Bedroom One 12'3" x 11'10" (3.74 x 3.61)



A large front facing room with cupboard to corner, nicely decorated and carpet.

Bedroom Two 12'10" x 5'11" (3.93 x 1.82)



A smaller bedroom to the rear elevation with neutral decoration and carpet.

Bathroom 9'2" x 5'10" (2.81 x 1.79)



Offering a white 3 piece suite with mixer shower taps. Matching wall tiles, neutral decor and contrasting flooring.

External



All tenants 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>

To the front of the property is street parking, to the rear is communal yard area for housing the bins.

Tenancy Information

Rent: £750.00

Bond: £865.00

Holding Deposit: £173.00

EPC Rating: C

Council Tax Band: A

Property Type: Mid Terrace

Tenure: Freehold

Parking Type: Street Parking

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

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

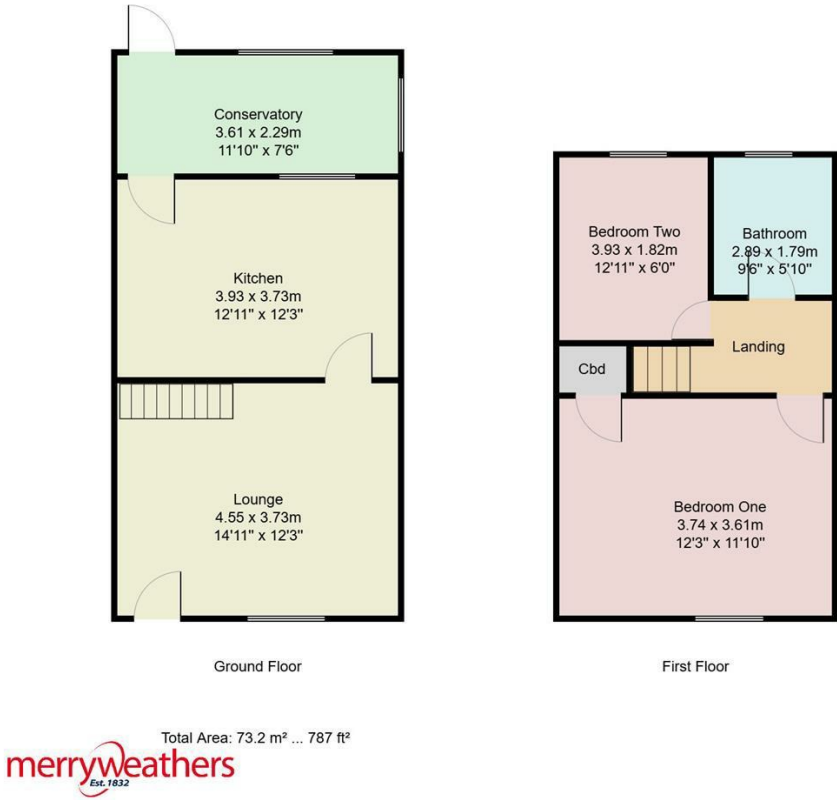
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

Floor Plan

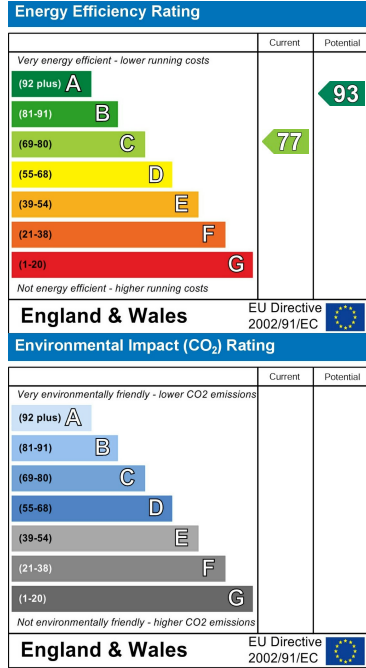


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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