



32 Rainborough Court, Brampton Bierlow, Rotherham, South Yorkshire, S63 6LR

£1,000 Per Calendar Month

A beautifully refurbished home on the sought after development on the outskirts of Brampton. This inviting property blends fresh modern finishes with a warm, stylish atmosphere, offering an exceptional place to call home. Ready to move straight in. The area is excellent for transport links through to Barnsley, Rotherham and Doncaster. If you enjoy rural walks and history then there is access to neighbouring Wentworth, Elsecar and much more. Don't miss this one.

Entrance Hallway

Enter this beautifully presented property from the external door into this light and airy hall with access to the lounge and the downstairs cloakroom.

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

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>

Cloakroom

Offering a white WC and hand basin, neutral decoration and flooring.

Lounge 15'9" x 14'6" (4.81 x 4.44)

What a lovely room with new decoration, new carpet and open plan spindle stairs. The focal point being the fire surround and inset electric fire. Internal door leads to the kitchen dining area.

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

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

Kitchen/dining room 14'5" x 8'2" (4.40 x 2.51)

A perfect space for family mealtimes, with the kitchen having a range of brand new wall and base units with electric oven and hob. Space for washing machine and fridge freezer. The dining area has french doors opening onto the rear garden. There is also the added benefit of storage cupboard to the corner. To finish off the area is neutrally decorated and laminate flooring.

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Bedroom One 13'3" x 8'5" (4.04 x 2.57)

A large double room overlooking the front elevation with new décor and new carpet.

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>

Bedroom Two 10'9" x 8'5" (3.29 x 2.58)

A further double bedroom with views over the rear garden, with neutral decoration and new carpet.

Bedroom Three 7'3" x 5'10" (2.21 x 1.79)

This room is perfect for a study or nursery room, with new carpet and cream decoration.

Bathroom 6'0" x 5'3" (1.85 x 1.62)

Comprising of a brand new suite with Walk in shower, WC and hand basin, the room is fully tiled for easy cleaning and new flooring.

External

To the front of the property is open plan garden space. And ample parking. To the rear is a lovely corner garden mainly lawn, with a patio area and access to the shed at the side and gate to the street.

Tenancy Information

Rent: £1000.00

Bond: £1153.00

Holding Deposit: £230.00

EPC Rating: C

Council Tax Band: B

Property Type: Semi-detached

Tenure: Freehold

Parking Type: Street

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas Combi

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Floor Plan

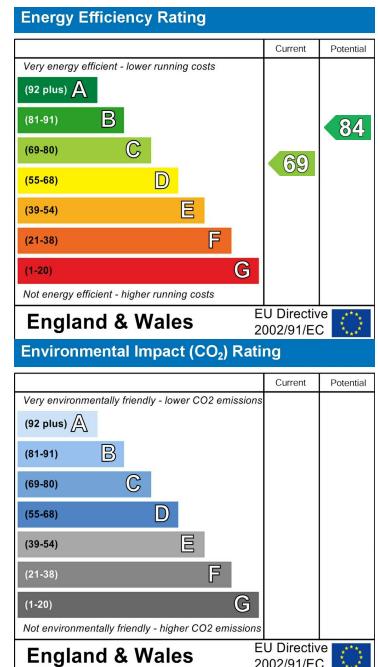


Total Area: 77.4 m² ... 834 ft²

Area Map



Energy Efficiency Graph



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.

www.merryweathers.co.uk

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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