



12 Thornley Brook, Thurnscoe, Rotherham, South Yorkshire, S63 0RE

£875 Per Calendar Month

Come and take a look at this modern family home in the popular area of the village. Perfect for access to local amenities including Asda supermarket, Home bargains and some great independent shops. The area has primary schools, doctors, dentist and the train station and bus routes are ideal for the commuter.

With off road parking and cul de sac location, call us to arrange a viewing.

Entrance

With a front facing entrance door, with further door to the lounge

Downstairs WC / Utility



A well designed cloakroom with contemporary glass round washbasin, plumbing and electrics for washing machine, ladder radiator

Lounge 13'8" x 12'9" (4.18 x 3.90)



With a front facing upvc window, central heating radiator and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Stunning Dining Kitchen 13'7" x 12'2" (4.16 x 3.72)



This impressive kitchen is fitted with a modern range of wall base and draw units, and space for a dining table with rear facing patio doors overlooking the rear garden. cooking facilities to include a four ring gas hob with extractor above and electric oven below. With plumbing for a dishwasher.

Landing

With a central heating radiator, loft access with ladder which hosts the central heating bolier.

Bedroom One 8'7" x 11'6" (2.62 x 3.53)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

En Suite



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom Two 9'2" x 7'6" (2.80 x 2.29)



With a rear facing upvc window and central heating radiator

Bedroom Three 6'2" x 6'9" (1.89 x 2.06)



With a rear facing upvc window and central heating radiator.

Bathroom 7'5" x 5'2" (2.28 x 1.59)



Hosting a thermostatic shower with large walk in cubicle with toilet, ladder radiator and basin with integrated storage drawers and bathroom cabinet.

External



To the front of the property is off road parking, whilst to the rear is an enclosed garden with paved patio.

Tenancy Information

Rent: £875.00

Bond: £1009.00

Holding Deposit: £201.00

EPC Rating: C

Council Tax Band: B

Property Type: Town house

Tenure: Freehold

Parking Type: Driveway

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mauins

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

All tenants are advised to check the Coal Authority

website to gain more information on if this property is

a f f e c t e d b y c o a l m i n i n g .

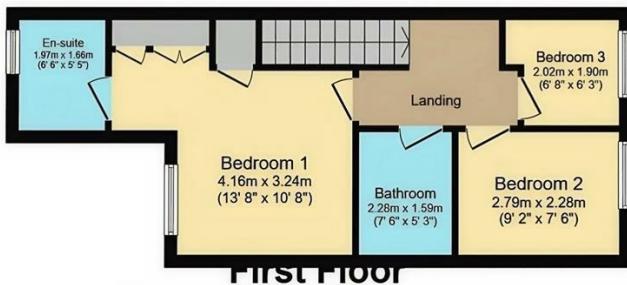
<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



Ground Floor

Floor area 38.0 sq.m. (410 sq.ft.) approx



Floor area 38.0 sq.m. (410 sq.ft.) approx



Total floor area 76.1 sq.m. (819 sq.ft.) approx

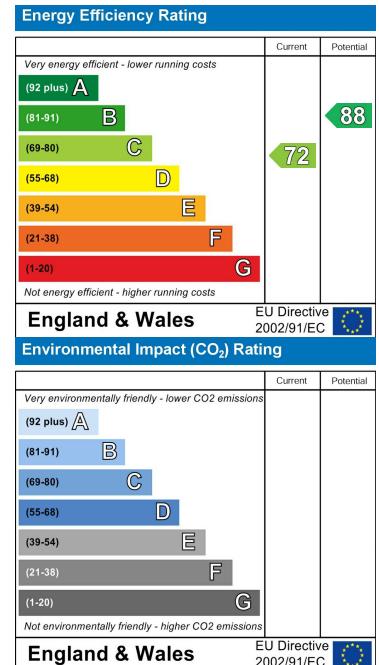
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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



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

Registered in England and Wales No. 6679044

