



Sandymount Road, Wath-Upon-Dearne



Available TO LET IMMEDIATELY is this spacious, recently refurbished, Mid-Terraced House which is conveniently placed, walking distance to local shops, excellent transport links and schools. This property in brief comprises; Lounge * Modern fitted Kitchen * Three Bedrooms * Stylish upstairs Bathroom * Low Maintenance Garden* On Street Parking. * Bond: £980.00. Council Tax Band A. EPC Rating D. Deposit and References Required ** Bartons belong to the client money protection scheme Property Mark, the scheme reference number is C0008413.

£850.00PCM BOND: £980.00

www.bartons-net.co.uk



ACCOMMODATION

- 3 Bedrooms
- Recently Refurbished
- Spacious Kitchen/Diner
- Low Maintenance Garden
- Neutral Decor Throughout
- Council Tax Band: A
- Holding Deposit Payable
- Ample On Street Parking



GROUND FLOOR:
322 sq ft (29.9 sq m) approx.

1ST FLOOR:
407 sq ft (37.6 sq m) approx.



TOTAL FLOOR AREA: 730 sq ft (67.5 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the 'Bartons' completed floor measurements, all plans, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used in conjunction with the property. The seller's opinion and appearance shown here are not to be taken as a guarantee for the accuracy of the floor plan. Made with Metaphor 10/20/21.

bartons 
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51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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