



Acorn Way Woodlaithes Village Rotherham S66 3XH

£525PCM



- This spacious two bedroom first floor apartment
- Car Parking Space
- Viewing essential
- Secured entry door and an allocated parking space.
- Part Furnished
- Spacious lounge

AVAILABLE FROM END JULY Located in a popular residential area and being well placed for local amenities, Rotherham, Sheffield, Doncaster, M1 & M18 Motorway networks. This spacious two bedroom first floor apartment has the benefits of double glazing, gas fired central heating, secured entry door and an allocated parking space. * Entrance Hall * Spacious Lounge * Fitted Kitchen* Two Bedrooms * Bathroom * En-suite Bathroom * Car-Parking SpacePart Furnished. No DHSS, Pets or SmokersBond £625 and References Required. Tenants application fee'sSingle £120.00Additional tenant applications £90.00Guarantor application £90.00Add fee if in receipt of Benefits £30.00Other Fees may apply

Lounge

16' 6" x 14' 1" (5.03m x 4.29m)Front aspect double glazed windows. Carpet flooring, double radiator.

Kitchen

8' 7" x 7' (2.62m x 2.13m) Rear aspect double glazed window. Lino flooring, integrated base and eye unit cupboards. Electric hob and oven, fridge/freezer, stainless steel sink and radiator.

Bedroom 1

12' 6" x 9' 4" (3.81m x 2.84m) Rear aspect double glazed windows. Double bedroom with sizeable en-suite bathroom. Carpet flooring and radiator

En-suite Bathroom

6' 10" x 4' 7" (2.08m x 1.40m) Rear aspect double glazed window. Carpet flooring, enclosed shower cubicle, pedestal sink, low level flush W.C. and radiator

Bedroom 2

9' 8" x 8' 5" (2.95m x 2.57m) Rear aspect double glazed window. Carpet flooring, wardrobe and radiator.

Bathroom

7' x 5' 6" (2.13m x 1.68m) Rear aspect. Carpet flooring, enclosed bathtub, pedestal sink, low level flush W.C. part tiled/painted walls. Radiator.







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Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

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Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.



How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.



These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.