

# Crucible Homes



Millfold Rise  
Rotherham, S60 1FT

**£900pcm**

## Overview

Long Term Rental

New Build

Two Bedrooms

Master Bedroom with Ensuite

Downstairs WC

EPC Rating - B



## Description

SUMMARY AVAILABLE now on a long term RENTAL, is this TWO bedroom NEW bedroom MID Town House situated on the new development in Rotherham Town Centre.

This property benefits from having recently fitted new flooring throughout, en-suite to master bedroom and allocated parking.

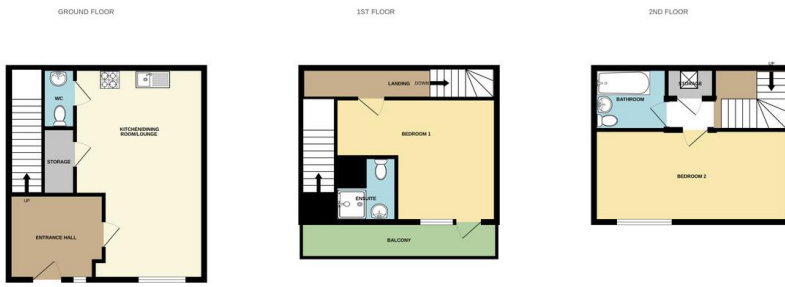
On approach to the property there is a small wrought iron fencing and gate, which in turn leads you to the front entrance door of the property.

Into the spacious hallway with stairs taking you to the first floor living and door leading you to the open plan living area which comprises of lounge, dining area and kitchen.

The kitchen has built in gas hob, oven with extractor above and spaces for free standing appliances.

To the first floor there is the well-proportioned master bedroom benefiting from an en-suite





Whilst every attempt has been made to ensure the accuracy of the drawings contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

shower room, and patio door which leads you to the balcony area for outdoor dining.

Top floor again has a well-proportioned second bedroom and family bathroom, with shower over bath.

Call now to arrange a viewing if this modern and spacious property.

OPEN PLAN LIVING 13' 1" x 21' 5" (3.990 max m x 6.528m)

WC 3' 0" x 6' 0" (0.930m x 1.848m)

FIRST FLOOR

BEDROOM ONE 13' 1" x 12' 6" (3.994 max m x 3.818m)

ENSUITE 3' 0" x 6' 4" (0.918m x 1.952m)

TOP FLOOR

BEDROOM TWO 16' 5" x 9' 3" (5.023m x 2.840m)

BATHROOM

AGENCY NOTE EPC Rating - B

Council Tax Band - B

