



278 Rotherham Road, Maltby, Rotherham, South Yorkshire, S66 8ND

**£925 Per Calendar Month**

Available To Let is this well presented two bedroom detached bungalow. Occupying a prime position on Rotherham road down a private drive with picturesque views of St Bartholomew's Parish Church and countryside. The property offers gas central heating throughout along with UPVC double glazing, integral garage and double garage at the bottom of the garden, garden to the rear and drive and carport to the front.

Please call Merryweathers to book your viewing.

## Front Elevation

Entrance is gained by a UPVC double glazed door into the entrance porch which steps up into the entrance hallway.

## Entrance Hallway

The entrance hall has access to all rooms excluding the lounge which is accessed via the kitchen diner and has a storage cupboard and central heating radiator.

## Kitchen Diner

The kitchen diner has a range of wall and floor Shaker Style units with coordination wood effect worksurfaces and integrated sink and drainer, Stainless steel splash back and a stainless steel extractor fan. Space for cooker, under counter fridge or freezer as well as a freestanding fridge/freezer and plumbing for a washing machine and dishwasher. Two central heating radiators and UPVC double glazed window to the side and UPVC double glazed patio doors leading out to the garden.

## Lounge 13'5" x 15'1" (4.1m x 4.6m)

With a rear facing UPVC double glazed window, two central heating radiators and gas fire with feature surround.

## Bathroom 8'10" x 6'6" (2.7m x 2m)

Fitted with a white three-piece suite consisting of vanity unit with sink and low flush WC, rectangular bath and a separate shower cubicle with electric shower, heated towel rail, extractor fan and two UPVC double glazed windows.

## Bedroom one 11'9" x 12'5" (3.6m x 3.8m)

With a front facing UPVC double glazed window central heating radiator and built in wardrobes.

## Bedroom Two 9'10" x 9'10" (3m x 3m)

With front facing UPVC double glazed window, central heating radiator and built-in storage cupboard.

## Garage 9'2" x 20'0" (2.8 x 6.1)

The integral garage offer space for storage and has access to electric and light.

## Outside

To the front is a long tarmaced driveway with ample parking as well as a paved carport area and access to the front entrance of the property and access to the single integral garage.

To the rear of the property is a long cobbled driveway leading to the large double timber garage, there is a lawned area as well as steps leading upto a large paved patio area to the back elevation of the property with lovely views.

## Double Garage 15'8" x 20'0" (4.8 x 6.1)

The double garage is positioned at the bottom of the garden, offering further storage also with power and lighting.

## Tenancy Information

Rent: £925

Bond: £925

Holding deposit: £213

Council tax band: D

EPC rating: D

Length of initial tenancy 6 m

Property type: Bungalow

Parking: Off street parking

Broadband/Mobile 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>

Flooding: All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Coal Mining: All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

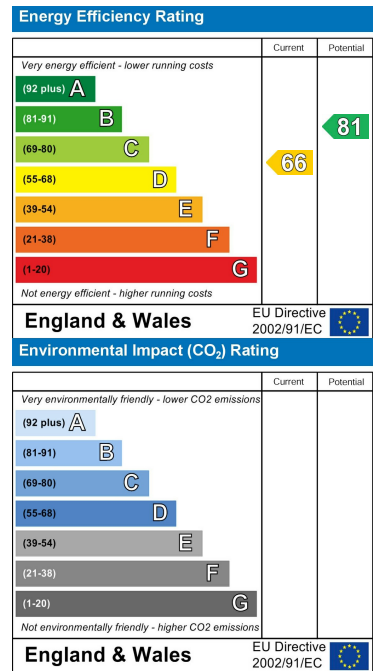
<https://www.groundstability.com/public/web/home.xhtml>

# Floor Plan

# Area Map



# Energy Efficiency Graph



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