



207 Kilnhurst Road, Rawmarsh, Rotherham, S62 5JE

**£725 Per Calendar Month**

AVAILABLE NOW is this THREE BEDROOM SEMI DETACHED HOUSE occupying a larger than average plot. The property offers GAS CENTRAL HEATING FROM COMBI BOILER , uPVC DOUBLE GLAZING AND OFF-ROAD PARKING. The property is centrally located for travelling to Rotherham, Barnsley & Doncaster and is within 5 minutes drive of the Retail World shopping complex.

## ENTRANCE PORCH

With uPVC entrance door and inner timber door to the Hall.

## HALL

With radiator and small under stairs cupboard.

## LOUNGE



With uPVC window, radiator, laminate flooring and period style fireplace surround.

## DINING KITCHEN



Having a range of fitted base and wall units with contrasting work surfaces and inset polycarbonate sink set beneath the rear facing uPVC window. Integrated gas hob with oven beneath. Space and plumbing for washing machine. Front facing uPVC window, two radiators, side facing uPVC entrance door. Cupboard housing the 'Worcester' gas central heating boiler.

## LANDING

With uPVC window and linen cupboard.

## BEDROOM ONE



With uPVC window, radiator and built-in cupboard.

## BEDROOM TWO



With radiator, uPVC window and built-in cupboard.

## BEDROOM THREE



With front facing uPVC window and radiator.

## BATHROOM



Comprising a panelled bath, pedestal wash hand basin, W.C. and shower cubicle. Two uPVC windows and radiator.

## OUTSIDE



The property occupies a larger than average plot with gardens to three sides and ample off-road car parking.

## TENANCY INFORMATION

Rent: £725

Bond: £725

Holding Deposit: £167

Council Tax Band: A

Tenure: Freehold

EPC Rating: D

Parking Type: Off Street Parking

Property Type: Semi-detached House

Restrictions: No Pets

Heating Type: Gas

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Planning Permissions: None

Accessibility Features: None

Rights and Easements: None

Building Safety: 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: 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/>

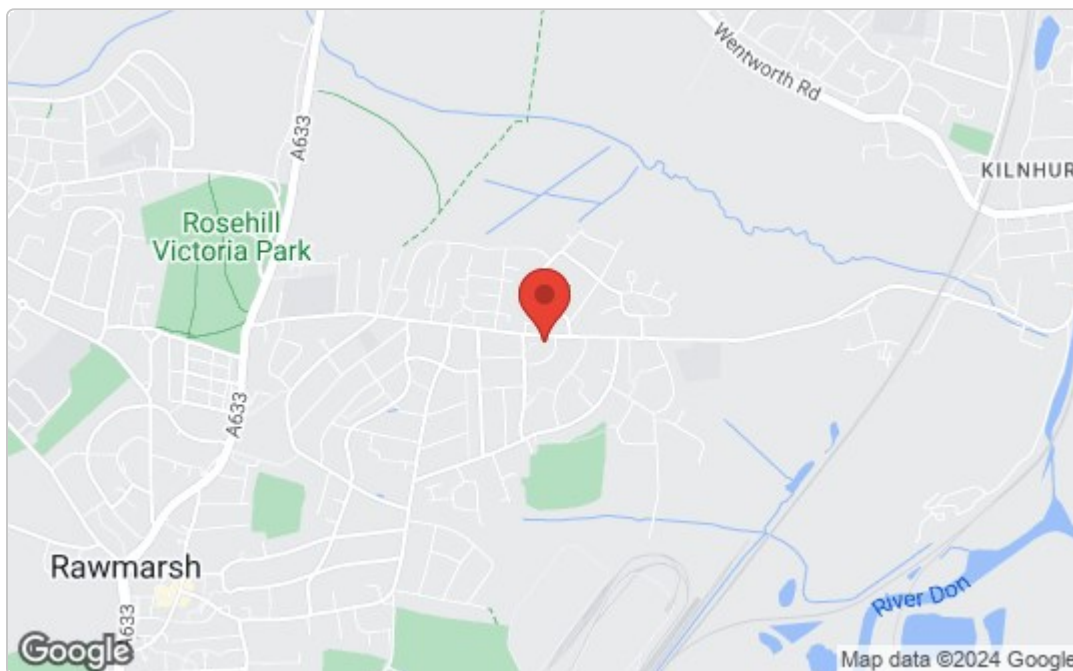
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Coal Mining Area: 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>

- FITTED KITCHEN
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- TWO RECEPTION ROOMS
- LARGER THAN AVERAGE GARDENS WITH AMPLE OFF-ROAD PARKING
- THREE BEDROOMS
- SEMI-DETACHED HOUSE



### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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