



49 Rosedale Way, Sunnyside, Rotherham, South Yorkshire, S66 3LE

£835 Per Calendar Month

****AVAILABLE FROM MID - LATE AUGUST****

This two bedroom semi-detached house enjoying a cul-de-sac location and offering superb modern living accommodation. With modern kitchen and bathroom, the property is carpeted and decorated in neutral colours throughout and hosts gas fired central heating and UPVC double glazing. There are front and rear gardens with a side driveway providing off road vehicular parking.

AMENITIES

Rosedale Way is conveniently situated just a short walk to Flanderwell Lane where there are bus service routes serving Rotherham Town Centre via Wickersley respectively and also a convenience store. Local Junior and Infant Schools are also upon Flanderwell Lane and for the commuter, junction 1 of the M18 Motorway at Hellaby where there is also a Morrisons Supermarket.

Entrance Lobby

Side facing upvc door provides access. Built-in storage cupboard.

Kitchen/Dining Room



Front facing double glazed window with roll edge work surfaces beneath incorporating the stainless steel single drainer sink unit. The kitchen benefits from a modern range of wall, base and drawer units in white with a wall mounted combination boiler, electric oven, gas hob and central heating radiator. With plumbing for a washing machine.

Lounge



Rear facing double glazed window and double glazed patio doors to the garden. There is a freestanding electric fire and stairs rise to first floor landing. Television connection point and coving to ceiling.

Landing

Side facing double glazed window and access via the ladder to the boarded loft space which has a light.

Bedroom One



Rear facing double glazed window, central heating radiator, television connection point and built in storage cupboard. Coving to ceiling.

Bedroom Two

Front facing double glazed window and built-in storage cupboard.

Bathroom



Fitted with a three piece suite in white comprising a P-shaped bath with thermostatic shower above, low level wc and vanity wash hand basin. Three fully tiled walls, central heating towel rail and front facing double glazed opaque window.

Outside



Fronting the property is a lawn garden with shrub borders and an outside cold water tap. The drive at the side of the property provides off road parking for one/two vehicles and there is gated access to the rear gardens.

To the rear of the property is a flagged patio area together with a wooden garden shed and outside light and steps lead from the patio to the lawn garden with shrub borders.

Tenancy Information

BOND: £835

Rent: £835

EPC Rating: D

Holding Deposit: £192

Council Tax Band: A

Property Type: Semi-Detached House

Parking Type: Off Road Parking

Construction Type: Brick

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Mobile/Broadband 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>

Building Safety: N/A

Restrictions: N/A

Rights and Easements: 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>

Planning Permissions: None

Accessibility Features: N/A

Coal Mining Area: All buyers 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>

- Modern Kitchen
- Two Bedrooms
- Front & Rear Gardens

- Semi-Detached House
- Off Street Parking
- Available From Mid-Late August



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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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