



1 Dovedale Road, Rotherham, South Yorkshire, S65 3AJ

**£975 Per Calendar Month**

**\*\*WOW GET ORGANISED AND VIEW NOW\*\*** We have a renovated 3 bedroom detached house in the sought-after location of Stag. The house has a large dining-kitchen with a conservatory at the side making this an ideal house for entertaining with views looking onto a private rear garden. There is a generous size lounge and three bedrooms. Once you see the size and space this property has to offer, you will most definitely want to make this your home.

Please call 01709 379444 for an immediate viewing

### Hallway

Enter into this spacious hallway with grey carpets and neutral walls.

### Kitchen/Dining Room



A generous sized kitchen/diner:- The kitchen is modern with integrated separate fridge and freezer, integrated electric hob and gas cooker. The kitchen also benefits from a walk-in pantry.

### Lounge



A bright, sunny lounge facing the front of the property with plush grey carpets, neutral walls and a feature electric fire on the wall.

### Conservatory

Off the Dining Room, providing great space for entertaining.

### Bathroom



White bathroom suite with shower above bath and storage cupboard.

### Bedroom One



Very good size room with grey carpets and neutral walls.

### Bedroom Two



A generous size second bedroom with wardrobes, neutral floor and walls.

## Bedroom Three



A single room with storage, neutral walls and grey carpet.

## Outside



There is a good size garden to the front and driveway for several cars down the side and the rear private garden with the conservatory is a good size to keep maintained.

## Tenancy Information

Rent: £975

Bond: Landlord will confirm

Holding Deposit: Landlord will confirm

EPC Rating: D

Council Tax Band: C

Property Type: Detached House

Parking Type: Off Street Parking

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>

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>

- Detached House
- Modern Dining-Kitchen
- Large Lounge
- Driveway

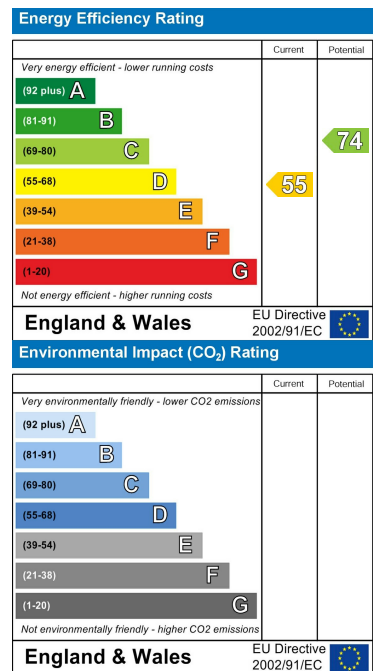
- Three Bedrooms
- Conservatory
- Private Garden
- Garage



### Area Map



### Energy Efficiency Graph



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.

**www.merryweathers.co.uk**

**Merryweathers Residential Lettings Management** 14-16 Ship Hill, Rotherham, S60 2HG

**Tel: 01709 379444** E-mail: [lettings@merryweathers.co.uk](mailto:lettings@merryweathers.co.uk)

**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

