



55 Great Bank Road, Rotherham, S65 3BT

£1,100 Per Calendar Month

AVAILABLE NOW is this stunning, three bedroom, semi-detached house with a grand rear garden, ample off street parking and a single garage! With a separate kitchen, lounge and dining room and two good size double bedrooms, this house is perfect for a family looking for their forever home.

Situated on a quiet road, within a lovely estate which provides great links to public transport, the motorway and access to head into Rotherham Centre or Maltby.

Call Merryweathers today to arrange your viewing!

Hallway



Bright entrance hallway with laminate flooring and neutral walls, providing access to:-

Lounge



The large lounge with beige carpets, feature gas fireplace and surround. With a large, front facing double glazed window and central heating radiator.

Kitchen



A "U" shaped kitchen, with plenty of cupboards and worktop space! Including a built in pantry for extra storage and access to the rear garden via the side, UPVC door. With freestanding, double oven with gas ring hobs.

Dining Room



This cosy, dining room is the perfect space for family meals! With laminate flooring, central heating radiator and painted walls. Leading off to:-

Conservatory



A lovely room to sit and relax, looking across the rear garden.

Landing

Neutrally decorated, providing access to:-

Bathroom



Situated on the first floor is the bathroom, consisting of a white, three piece suite:- WC, sink with counter top and bath with an over the bath shower.

Bedroom One



A large, double bedroom with integrated wardrobes across one wall, so no need to worry about clothes space, neutral decoration and central heating radiator.

Bedroom Two



Is a double, rear facing bedroom with painted feature walls and a built in single wardrobe.

Bedroom Three



This front facing, single bedroom is decorated neutrally with carpets, central heating radiator and built in storage cupboard.

External



To the front, is a small lawned garden and a long driveway up the side, providing ample off street parking, which at the end of the drive there is a single garage. With side access to the rear, you will find a grand garden! Offering plenty of lawn and also a patio area at the top and again at the bottom, the perfect space for summer BBQ's.

Tenancy Information

Rent: £1,100

Bond: £1,100

Holding Deposit: £253

Council Tax Band: C

EPC Rating: D

Property Type: Semi-Detached House

Parking Type: Off Street Parking

Tenure: Freehold

Gas Supply: Mains

Electricity Supply: Mains

Sewerage: Mains

Water Supply: Mains

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>

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>

Planning Permissions: N/A

Accessibility Features: N/A

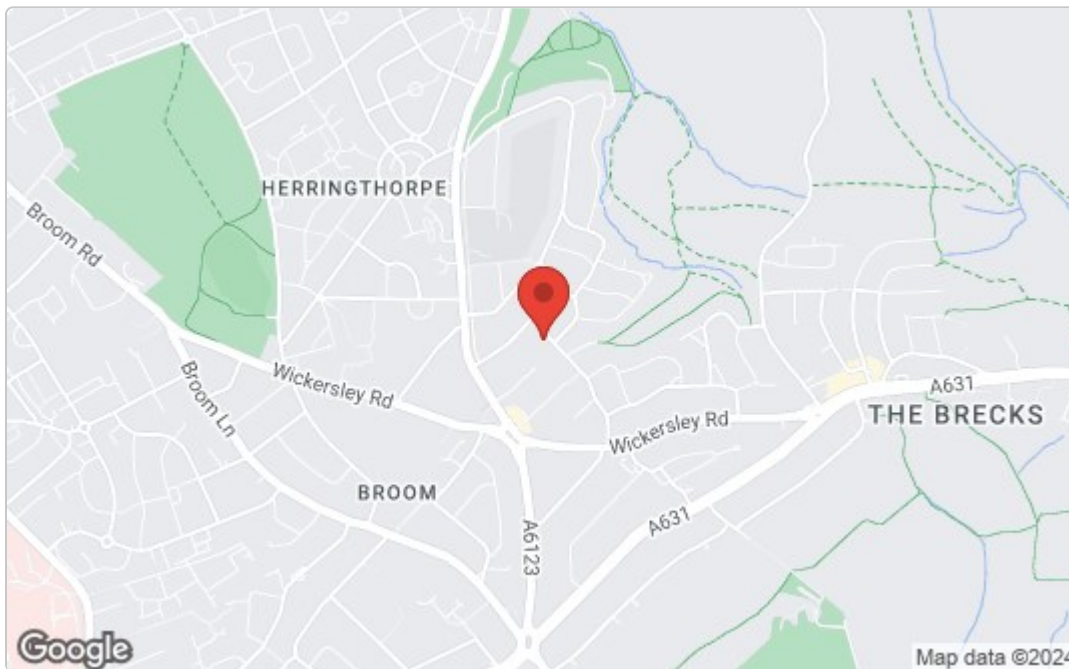
Coal Mining Area: All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

- Semi-Detached House
- Ample Off Street Parking
- Separate Lounge, Dining Room & Kitchen
- Single Garage
- Three Bedrooms
- Private Rear Garden



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

www.merryweathers.co.uk

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

Tel: 01709 379444 E-mail: 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

