

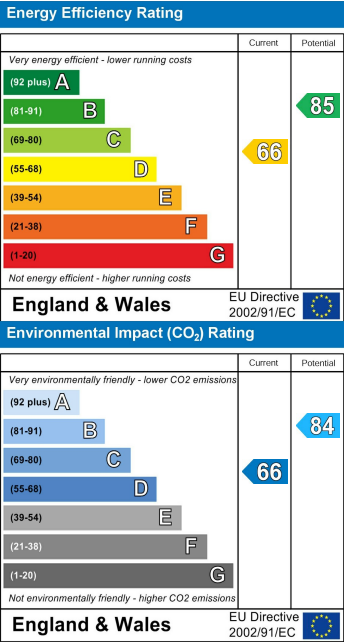
Floor Plan



Area Map



Energy Efficiency Graph



13 Armstrong Walk, Maltby, Rotherham, South Yorkshire, S66 8QQ  
**£585 Per Calendar Month**

**\*\*Available Now\*\*** is this cosy, one bedroom, corner house with neutral décor throughout, modern kitchen and bathroom and with an enclosed garden. Located in a prime location, Maltby which offers great public transport links, access to motorway and amenities nearby, making this house in a prime location for commuters!

Call Merryweathers to arrange your viewing!





**AMENITIES**

Situated in Maltby the property is well positioned for commuting via the M18/M1 Motorway networks. Maltby has good public transport links and a range of local amenities.

**DIRECTIONS**

Upon approaching Maltby from Hellaby take the A631 Bawtry Road towards Rotherham Road at the traffic lights turn left onto Addison Road, continue to the brow of the hill onto Dale Hill Road. Continue beyond the junction of Yarwell Drive to the right and take the next left turn onto Armstrong Walk and into the cul-de-sac where the property can be found on the left.

**ENTRANCE VESTIBULE 2'9" x 3'5" (0.84 x 1.06)**

Entrance is gained via a front facing UPVC double glazed door leading into the entrance vestibule with dado rail to the walls and generous storage/cloak cupboard and a door into the lounge.

**LOUNGE 12'0" x 9'8" (3.66 x 2.97)**



With a UPVC double glazed window, central heating radiator, coal effect gas fire set on marble effect hearth, TV point, open plan staircase leading to the first floor accommodation.

**KITCHEN 8'0" x 6'1" (2.45 x 1.87)**



A well planned kitchen with wall, drawer and base units. the complimentary roll edge work surface extends to incorporate the stainless steel sink and drainer with mixer tap. Ceramic tiling to the splash back areas above the work surfaces. UPVC double glazed window and wall mounted gas fired central heating boiler. With space for a fridge freezer and a storage pantry providing generous storage.

**FIRST FLOOR LANDING 2'11" x 7'9" (0.89 x 2.38)**

With access to the loft space and airing cupboard for storage, also housing the boiler.

**BEDROOM 12'0" x 8'2" (3.66 x 2.50)**



A double bedroom with UPVC double glazed window and central heating radiator.

**BATHROOM 4'11" x 7'8" (1.51 x 2.34)**



With a opaque UPVC double glazed window, partial ceramic tiling to the walls. White three piece suite with chrome fittings, electric shower over the bath with shower screen and central heating radiator.

**GARDEN**



To the front of the property is an enclosed, lawned garden with patio area.

**TENANCY INFORMATION**

Rent: £585  
Bond: £670 or Deposit Guarantee Scheme  
Holding Deposit: £135  
EPC Rating: D  
Council Tax Band: A  
Property Type: House  
Parking Type: On Street Parking

Restrictions: N/A  
Construction Type: Brick  
Heating Type: Gas Central Heating  
Water Supply: Mains  
Sewage: Mains  
Gas Type: No Supply  
Electricity Supply: Mains  
Building Safety: 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: South Yorkshire is 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>