

Floor Plan

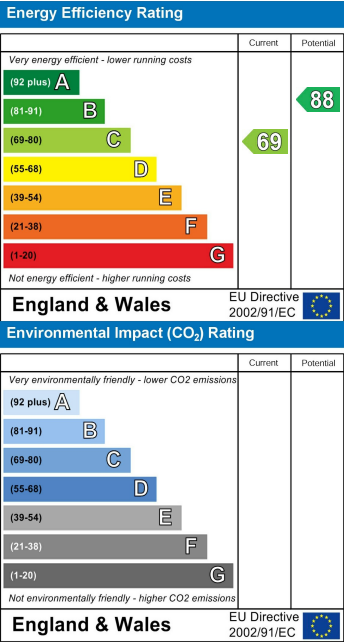


Area Map



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Energy Efficiency Graph



7 Mendip Rise, Brinsworth, Rotherham, South Yorkshire, S60 5LP  
**£800 Per Calendar Month**

This fresh, modern property is available to rent mid April. It features a spacious lounge with lovely French doors leading to the garden. There is a fabulous panoramic view from the main bedroom, overlooking the distance and many local routes for an easy commute

Please call 01709 379444 for a viewing of the property.

**www.merryweathers.co.uk**

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

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**Kitchen**



This modern, compact kitchen has integrated oven and gas hob with granite worktops and plenty of wooden units with contrasting tiles and laminate flooring.

**Lounge/Dining Room**



Offering direct access to the back garden through double patio doors, this spacious lounge/dining room is light and airy with a modern, electric fireplace situated on the feature wall. There is also access to a handy under stairs cupboard for extra storage.

**Hallway**



**Bathroom**



A three piece, white family bathroom, including an over bath shower.

**Main Bedroom**



This lovely double bedroom includes a built-in cupboard, with feature wallpaper and amazing views.

**Bedroom Two**



A single, carpeted bedroom, with feature wallpaper and window overlooking the back garden.

**Landing & Stairs**



**Outside**



This beautiful house offers private, enclosed gardens to the front and back. There is also a convenient, shared car park situated at the rear.

**Tenancy Information**

EPC rating C  
Council Tax Band A  
Bond - £920  
Holding deposit - £184  
Length of tenancy - 6 months