

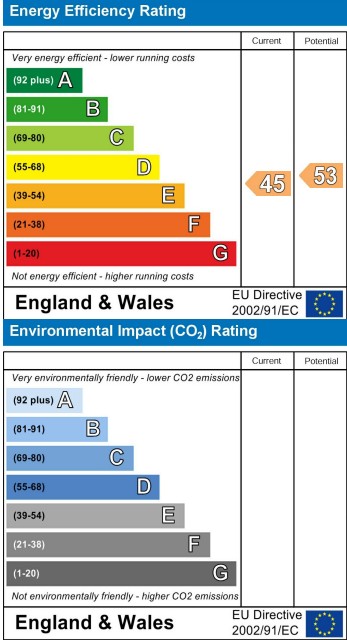
Floor Plan



Area Map



Energy Efficiency Graph



Moorhouse Cottage, Wiseton Stables Wiseton, DN10 5AE
£850 Per Calendar Month

Available from mid June is this two bedroom terrace cottage situated in a unique location:- Grade II listed Stable Yard in the magnificent grounds of Wiseton Stables! Offering peaceful and rural surroundings for those looking for a quaint home. The communal court yard provides ample parking and access to the stables. With Wiseton Cricket Club and The Mucky Duck pub nearby, also a short 5 minute drive to Everton, Doncaster to access further amenities.

Call Merryweathers to arrange your viewing, which is a must to truly appreciate this fantastic property!



LIVING ROOM 18'1"x 12'9" (5.53x 3.91)



A large, bright lounge with neutral décor, radiator and under stairs storage cupboard.

KITCHEN 11'7" x 11'6" (3.54 x 3.51)



Modern, neutrally decorated kitchen/dining room with ample units, an integrated electric hob with extractor hood above and oven.

UTILITY ROOM 5'10" x 7'2" (1.78 x 2.19)



Situated on the ground floor consisting of:- W.C, fitted worktop with space and plumbing for a washing machine.

FIRST FLOOR LANDING



With feature exposed ceiling beams and trusses, providing access to:-

BEDROOM ONE 16'2" x 9'0" (4.95 x 2.76)



Double bedroom with radiator and exposed ceiling beam and trusses, decorated with white painted walls and contrasting carpet.

BEDROOM TWO 12'5" x 9'0" (3.8 x 2.76)



Is a spacious single bedroom with a double opening window overlooking the Menage and featuring exposed ceiling beam and trusses.

BATHROOM 8'0" x 8'11" (2.45 x 2.74)



Contemporary white, three piece suite which consists of:- WC, wash basin and bath with shower over. With neutral tiles and a heated towel rail.

EXTERNAL

Offers ample off street, unallocated parking within the court yard with access to the stables.

TENANCY INFORMATION

Bond £980 or Reposit (Deposit Guarantee Scheme)
Rent £850 pcm + £120 pcm biomass fuel charge, invoiced separately by the landlord

Council Tax Band: TBC

EPC Rating E

Holding Deposit £196.00

Restrictions: N/A

Property type: Mid Terrace Cottage

Parking type: Off Street Parking

Construction Type: Standard

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>