



## 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 nearby and also a short 10 minute drive to Bawtry and Everton, Doncaster to access further amenities.

- Two Bedroom Cottage
- Grade II Listed Stable Yard
- Modern Fitted Kitchen
- Ample Car Parking
- Delightful Rural Setting
- Reposit Option (Deposit Guarantee Scheme)

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

## LIVING ROOM 18'1" x 12'9" (5.53 x 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: B

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.

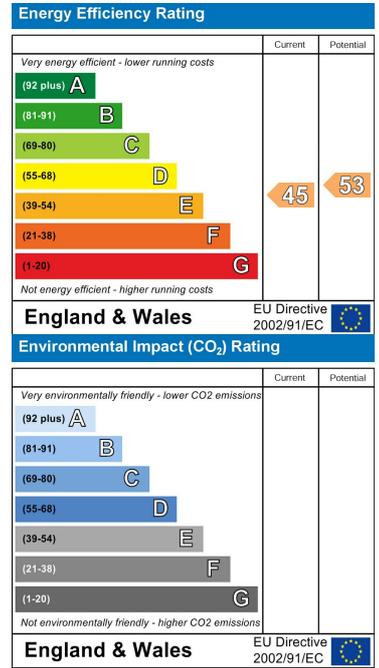
<https://www.groundstability.com/public/web/home.xhtml>



### 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.

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