



33 Fleming Way, Flanderwell, Rotherham, South Yorkshire, S66 2HB
£950 Per Calendar Month

****Available Now**** is this large, recently decorated three bedroom detached house, located in a sought after area of Flanderwell, on the outskirts of Wickersley, which offers plenty of amenities such as schools like Flanderwell Primary School, shops, pubs and parks and with Wickersley Tanyard a short drive away, further amenities are within easy reach! The house is situated with great public transport routes and access to motorway links is also nearby.

This fantastic family home won't be available for long, so call Merryweathers to arrange your viewing.

Hallway

Entrance hall with a storage cupboard, stairs rising to first floor and providing access to:-

Lounge/Dining Room 26'0" x 11'7" (7.93 x 3.54)



Is a large, open-plan reception room overlooking the front and the rear of the property, including a feature electric fireplace, central heating radiators, grey carpets and neutral walls. Through the lounge/dining room, you will find the kitchen.

Kitchen 10'6" x 6'8" (3.22 x 2.04)

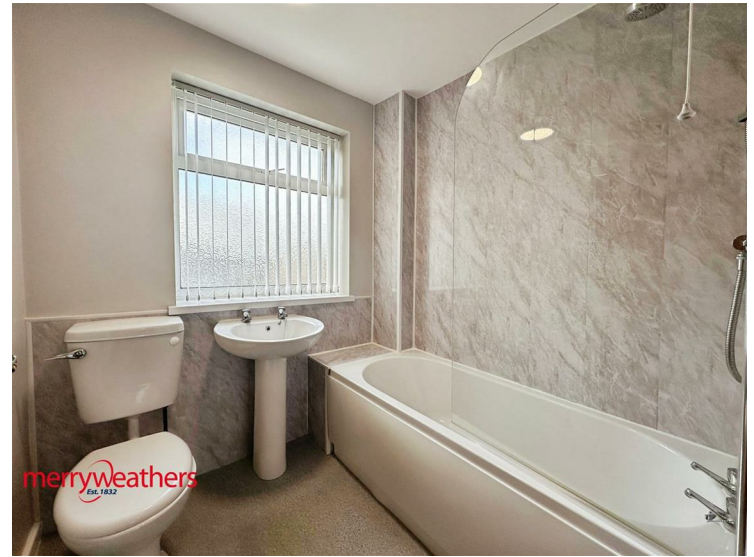


A modern shaker style kitchen that offers plenty of cupboard and worktop space and includes an integrated undercounter fridge and freezer, oven and electric hob with extractor fan above and backsplash. There is also under stairs storage, which has been utilised as a pantry.

Landing

Carpeted landing leading to:-

Bathroom 5'9" x 5'10" (1.77 x 1.79)



Situated on the first floor is the family bathroom which consists of a three piece, white suite:- WC, wash basin and bath with shower over.

Bedroom Two 9'0" x 7'10" (2.76 x 2.41)



This rear facing, double bedroom with built in double wardrobes is decorated neutrally and finished with grey carpets.

Bedroom One 14'4" x 7'10" (4.39 x 2.41)



Is a spacious, front facing, double bedroom that is decorated neutrally, has central heating radiator and aerial connections for a TV.

Bedroom Three 8'8" x 5'10" (2.65 x 1.80)



The single, front facing bedroom with neutral décor, central heating radiator and double glazed window.

External



To the front is a small lawned garden and paved driveway for off street parking for a car. To the rear is another small lawned garden, with a patio area and detached single garage which can be used for storage.

Tenancy Information

Rent: £950.00

Deposit: £0

Holding Deposit: £219.00

EPC Rating: C

Council Tax Band: C

Property Type: Detached House

Tenure: Freehold

Parking Type: Private Driveway

Restrictions: N/A

Construction Type: Brick

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

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>

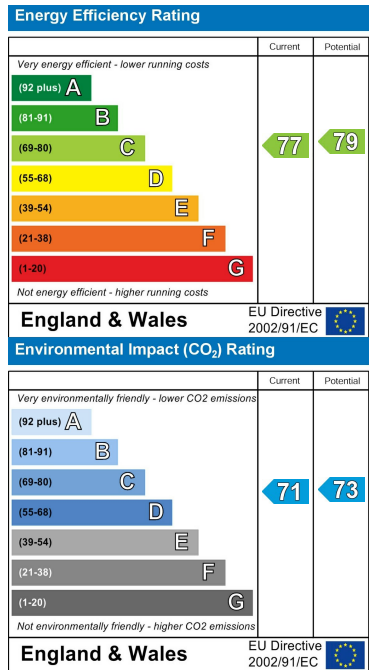
- Available Now
 - Recently Refurbished
 - Ample of Amenities Nearby
- Spacious, Modern Home
 - Driveway & Garage
 - Great Public Transport Links



Area Map



Energy Efficiency Graph



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Merryweathers Residential Lettings Management

Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
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