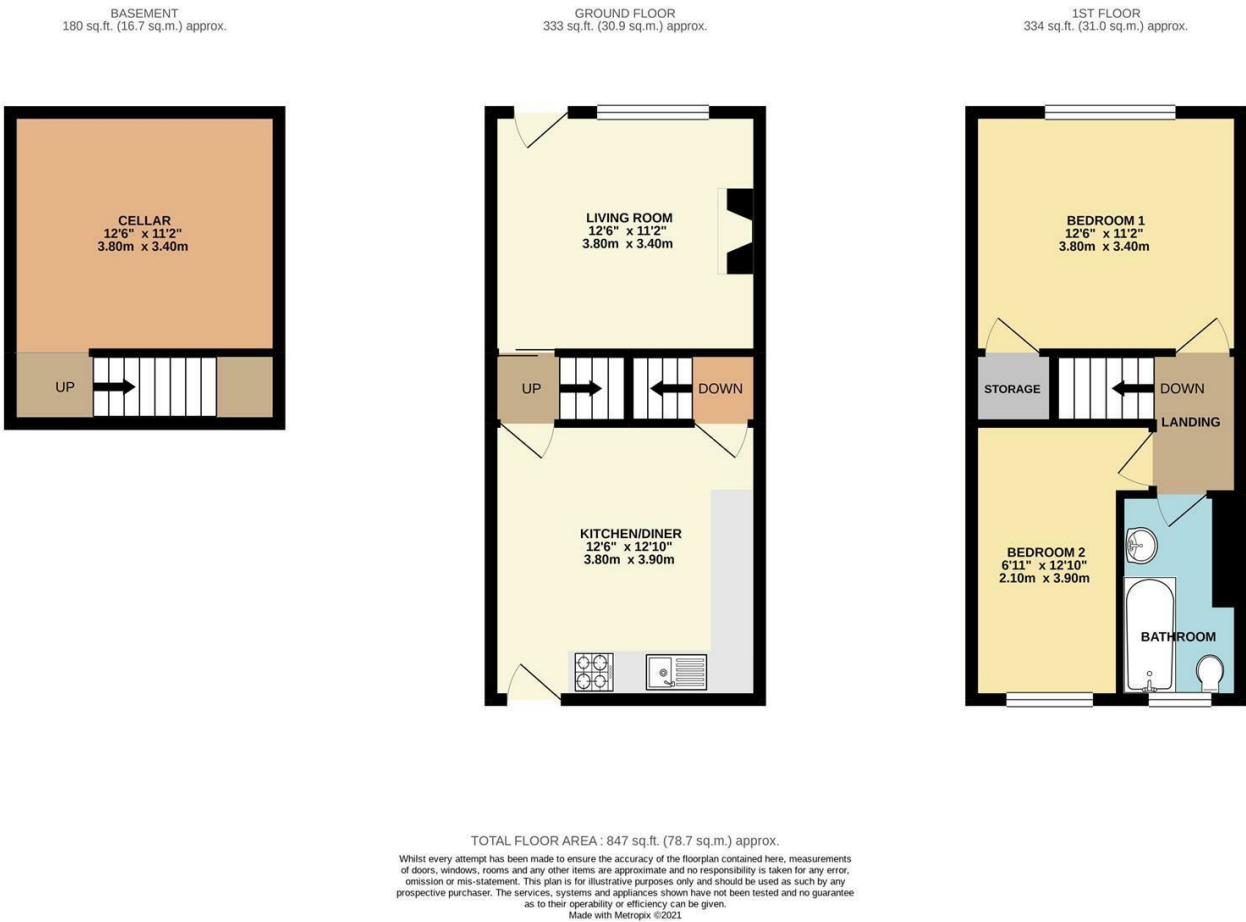


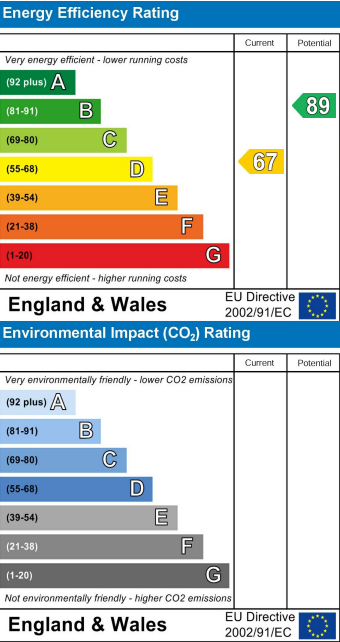
Floor Plan



Area Map



Energy Efficiency Graph



144 St. Anns Road, Rotherham, S65 1RL
£700 Per Calendar Month

Well presented two bedroom mid terrace property on St Anns Road. The property is move in ready and is neutrally decorated throughout with accommodation which is set over two floors and briefly comprises; living room, kitchen/diner, storage cellar, first floor landing, two bedrooms and bathroom. Externally are gardens to the front and rear.

The property has a range of amenities within walking distance and offers easy and convenient access to Rotherham town centre, the main road networks and public transport links. Please call 01709 379444 to arrange a viewing.



Living Room 12'5" x 11'1" (3.80 x 3.40)



Entrance door which leads into the living room, glazed window to the front, carpet flooring, central heating radiator, feature fireplace with a living flame gas fire, dado rails, wall and ceiling lights, sliding door to access the inner lobby.

Kitchen-Diner 12'5" x 12'9" (3.80 x 3.90)



Fitted kitchen which has a range of wall and base units, worktops and complimentary wall tiles, composite sink and drainer with a mixer tap, gas cooker, plumbing for a washing machine and space for a tumble dryer, vinyl flooring, dado rails, central heating radiator, ceiling light, door to the cellar head with steps down to the cellar, double glazed window and a double glazed entrance door which leads out to the rear garden.

Bedroom One 12'5" x 11'1" (3.80 x 3.40)



Double glazed window to the front, carpet flooring, central heating radiator, picture rails, ceiling light and a useful storage cupboard over the stairs.

Bedroom Two 6'10" x 12'9" (2.10 x 3.90)



Double glazed window to the rear, carpet flooring, central heating radiator and a ceiling light.

Bathroom



Modern bathroom which features a low level w.c, wash basin, bath, vinyl flooring, fully tiled walls, chrome towel radiator, extractor fan and a ceiling light

Cellar 12'5" x 11'1" (3.80 x 3.40)

Useful storage cellar which is access from the kitchen and runs below the living room which features power and lighting.

External



To the front is wall fronted garden with entrance gate and a path leading to the front entrance door and a flower bed with a range of plants and shrubs. At the rear is an enclosed courtyard garden which has a

useful storage out house, side access gate and a flower bed to the rear of the garden with well established shrubs.

Tenancy Information

Rent: £700.00
Bond: £807.00
Holding Deposit: £161.00
EPC Rating: D
Council Tax Band: A
Property Type: Terraced
Tenure: Freehold
Parking Type: Street parking
Restrictions: N/A
Construction Type: Standard
Heating Type: Gas
Water Supply: Mains
Sewage: Mains
Gas Type: Mains Combi boiler
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>