



5 Hazel Court, Ravenfield, Rotherham, South Yorkshire, S65 4RH

£795 Per Calendar Month

This charming property is available to rent in a sought after location of the village. Come and take a look at the property inside having a modern kitchen and a conservatory looking onto a private rear garden. The area is excellent for access to local amenities, transport links and nearby motorway. Please call 01709 379444 viewing on this property.

Lounge 13'9" x 12'2" (4.20 x 3.72)



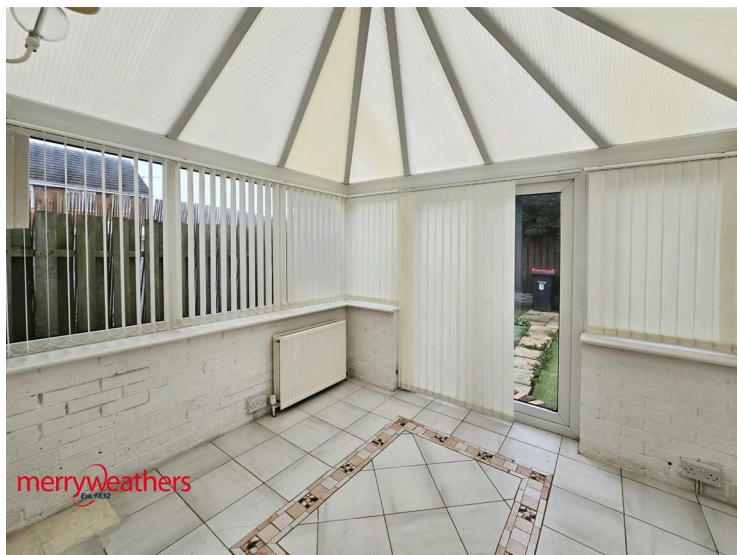
This lovely front facing lounge has open plan staircase, neutral decoration and wood flooring. The focal point being the fire surround and inset fire.

Kitchen 12'1" x 7'10" (3.70 x 2.39)



Offering a modern kitchen with grey shake style units and matching worktop, Neutrally decorated and space for a small table and chairs. Access from the door leads to the conservatory.

Conservatory 9'4" x 8'2" (2.85 x 2.49)



What a great space to give this property extra rooms, can be used as a dining room, play room and more, with windows and french doors opening onto the rear garden.

Bedroom One 12'3" x 12'2" (3.75 x 3.73)



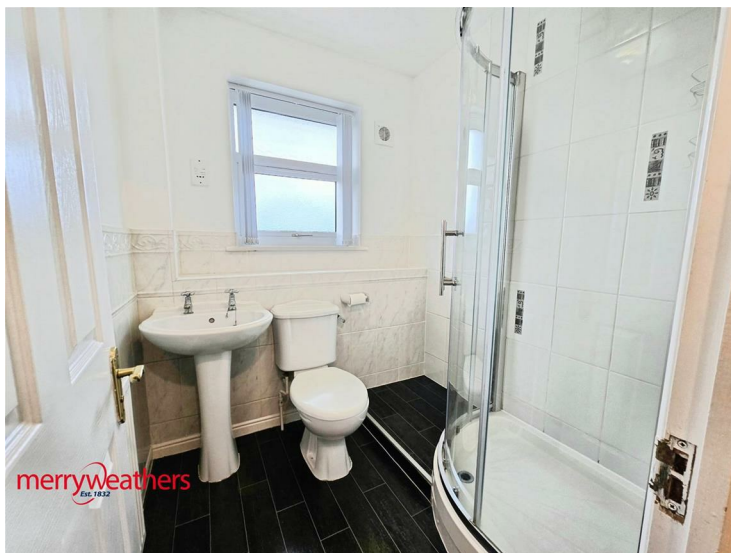
Overlooking the front elevation is this good sized bedroom with storage cupboard and wardrobe space, Nicely decorated and carpet.

Bedroom Two 9'5" x 6'0" (2.88 x 1.84)



A smaller room to the rear elevation with feature wallpaper and carpet.

Bathroom 5'11" x 5'5" (1.82 x 1.67)



Comprising of a 3 piece suite in white, including shower cubicle only, hand basin and wc, finished with wall tiles and flooring.

External



Rent: £795.00
Bond: £917.00
Holding Deposit: £183.00
EPC Rating: D
Council Tax Band: A
Property Type: Town House
Tenure: Freehold
Parking Type: Allocated 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>

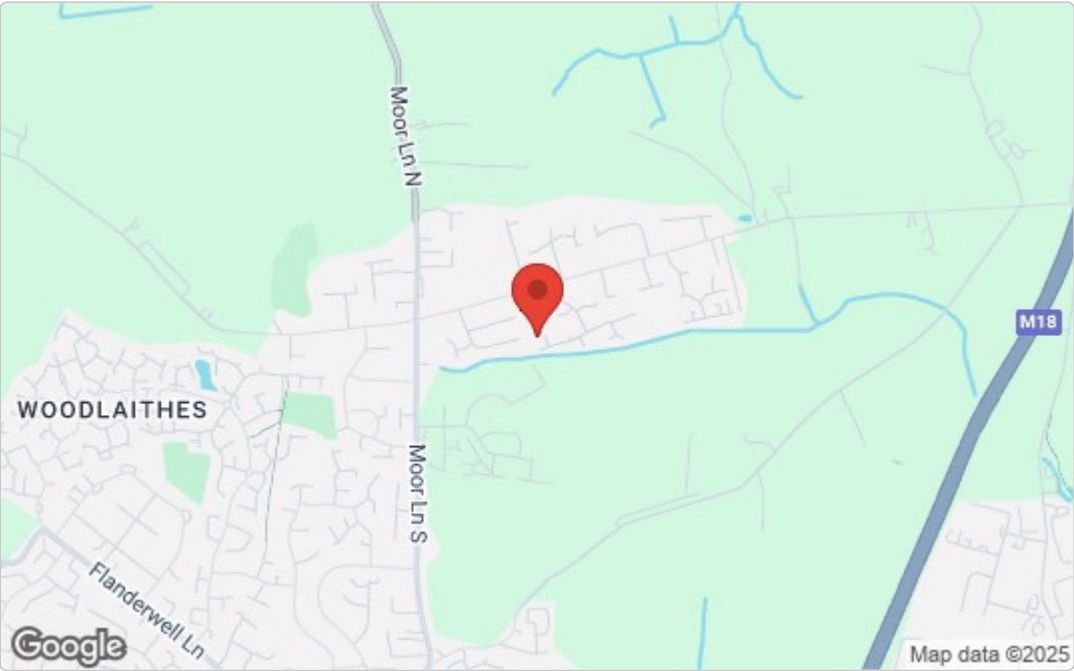
Tenancy information

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<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>
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Floor Plan

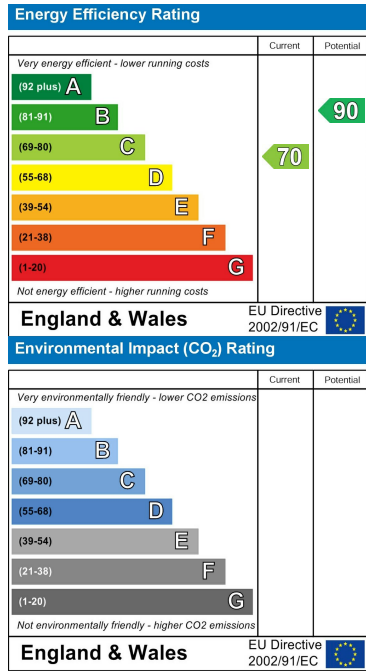


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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