



67 Malvern Drive, Woodlaithes, Rotherham, S66 3XA

£750 Per Month

What a lovely modern and well presented property situated in a quiet location within the popular Woodlaithes Village. The area is perfect for access to local amenities including shops and pub. Excellent for access to transport links with the motorway and bus routes near by. Don't miss out on this little gem, call us today.

Communal Entrance

Having a secure entrance with intercom access and steps up to this first floor apartment.

Entrance hallway

Enter from the fire door into the hall having access to all rooms, with small closet consisting of water heating tank and alarm control unit.

Lounge 10'0" x 14'7" (3.05 x 4.47)



Spacious living area with window, archway leading to the kitchen and electric storage heating.

Kitchen 12'4" x 6'5" (3.76 x 1.96)



This lovely kitchen area offers a range of wall and base units with matching wall tiles and worktops. Appliances included Oven and hob, washing machine and fridge.

Bedroom 12'7" x 10'4" (3.84 x 3.15)



A good sized room with window, electric storage heating neutral decoration and carpet.

Bathroom 6'0" x 6'3" (1.83 x 1.93)



Comprising of a three piece white bathroom suite including toilet, bath and wash hand basin, there is an over bath shower via mixer tap connection. Extractor fan. Wall mounted electric fan heater and towel rail electric radiator.

External



Outside the building is communal gardens and allocated parking to the rear of the building.

Tenancy Information

Rent: £750.00
Bond: £865.00
Holding Deposit: £173.00
EPC Rating: B
Council Tax Band: A
Property Type: first floor apartment
Tenure: Freehold
Parking Type: Allocated parking
Restrictions: N/A
Construction Type: Standard
Heating Type: Electric
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>

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.

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Energy Efficiency Graph

