



45 Heaton Bank, Rawmarsh, S62 5RX

£850

This newly renovated family home is ready to move into. Located perfect for local amenities, including shops, schools, pubs and much more. Easy access to Parkgate for a great shopping experience and transport links from the tram stop. Excellent for bus and motorway access. Pack your furniture and get moved in. Call us to book a viewing.

Lounge



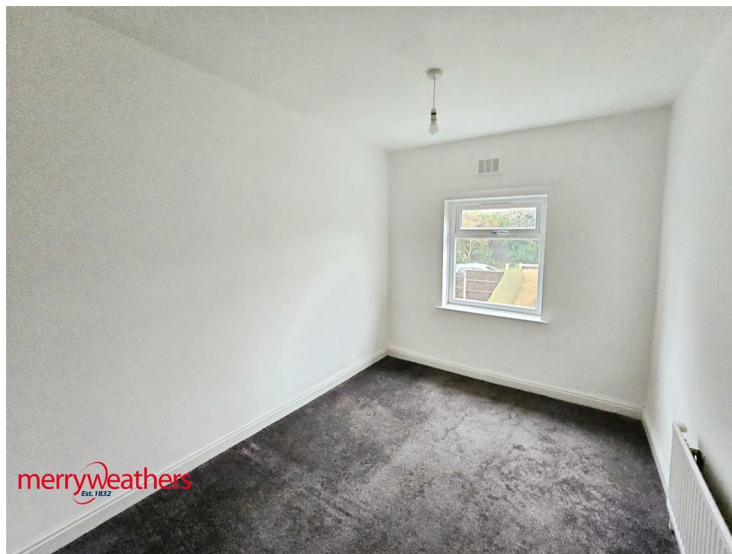
A front facing room with new decoration and flooring. With the focal point being the fire surround and inset gas fire.

Kitchen diner



This great space is perfect for family meals, with the kitchen offering a range of units with contrasting worktop and flooring. There is a cupboard to the corner perfect for storage.

Bedroom One



The large front facing room has been newly decorated and has carpet to the floor.

Bedroom Two



A second double bedroom overlooking the rear elevation, with neutral decoration and carpet.

Bedroom three



A single room to the rear of the property with white decoration and carpet.

Bathroom



Offering a modern white 3 piece suite with wall panelling and flooring.

External



To the front of the property is street parking, with garden and steps to the front door. To the rear is a lovely lawned garden ideal for children to play.

Tenancy Information

Rent: £850.00

Bond: £980.00

Holding Deposit: £207.00

EPC Rating: D

Council Tax Band: A

Property Type: Semi detached

Tenure: Freehold

Parking Type: Street

Restrictions: N/A

Construction Type: Standard

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

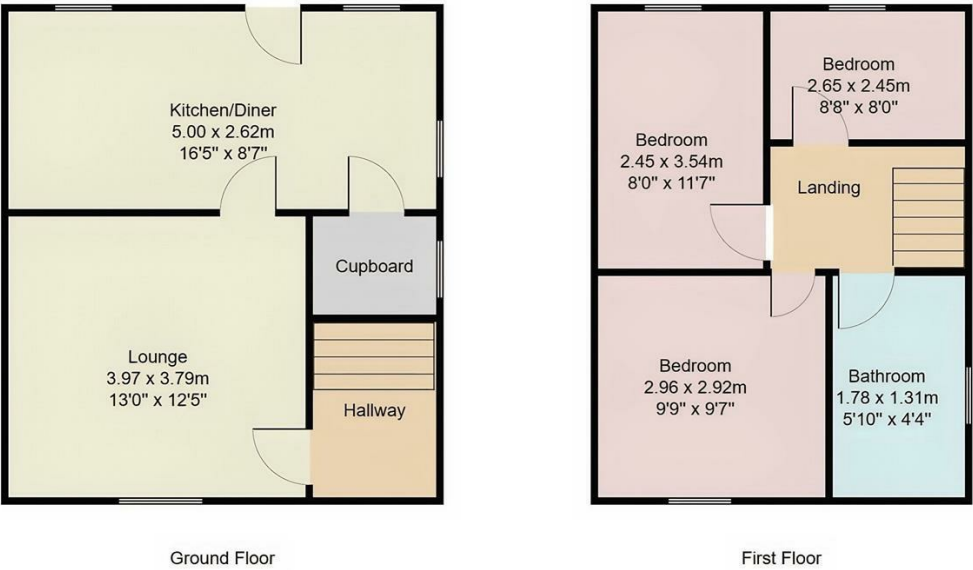
Accessibility Features: N/A

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>

Floor Plan



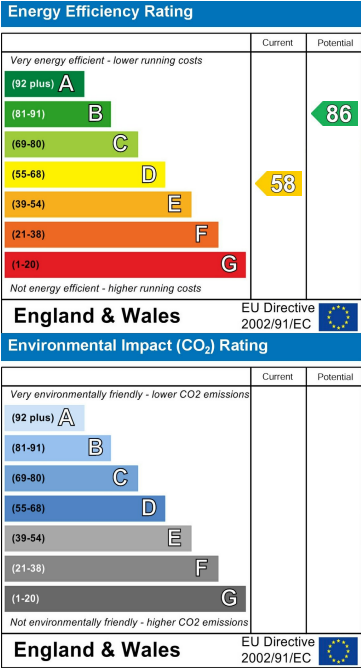
Total Area: 70.0 m² ... 753 ft²

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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Merryweathers Residential Lettings Management 14-16 Ship Hill, Rotherham, S60 2HG

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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