

TO LET



Braithwell Road, Maltby
£1,650 pcm


MARTIN&CO

Braithwell Road, Maltby

Semi-Detached House,
6 bedroom, 1 bathroom

£1,650 pcm

Date available: Available Now

Deposit: £1,903.84

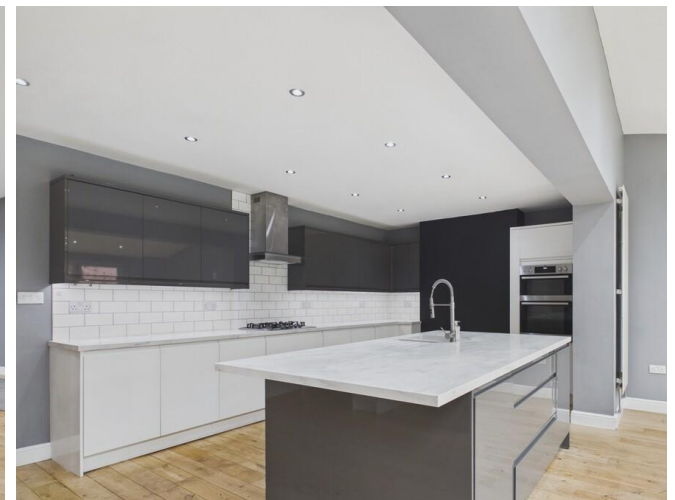
Unfurnished

Council Tax band: B

- Impressive Six-Bedroom Semi-Detached Home
- Thoughtfully Renovated
- Stunning Open-Plan Kitchen/Dining/Living Area
- Six Double Bedrooms
- Generous Driveway, Garage and Rear

Thoughtfully renovated to a high standard, this impressive six-bedroom semi-detached property in Maltby offers spacious, modern living throughout, making it an ideal home for growing families or those seeking versatile accommodation.

The property boasts excellent kerb appeal, with a generous driveway providing off-road parking for three cars or potentially more, alongside a garage. To the rear, the garden offers a fantastic outdoor space for all the family to enjoy, featuring a large lawn, a patio area with steps leading



down to a further grassed section, and a children's treehouse and play set.

Upon entering the property, the ground floor offers a welcoming front-facing lounge, a convenient downstairs WC and an exceptional open-plan kitchen, dining and living area spanning the rear of the house. This stunning space is flooded with natural light, thanks to the impressive bi-fold doors and three skylights above the dining and living area. Wooden flooring adds warmth and character, while the neutral, high-gloss kitchen provides a sleek, contemporary finish, complete with a gas hob and integrated oven. The open-plan layout creates the perfect setting for family life, entertaining guests and enjoying everyday living.

Just off the kitchen, a separate utility room provides additional practicality, with space for a washing machine and tumble dryer, as well as plenty of storage.

The first floor comprises four well-proportioned double bedrooms, each benefiting from some form of wardrobe provision or storage, alongside a modern family bathroom.

The accommodation continues to impress on the second floor, where the converted loft provides two further double bedrooms, offering excellent flexibility for larger families, guests or those requiring home office space. This floor also benefits from a separate room with a toilet and wash basin, together with a separate converted shower cubicle, addition
%epcGraph_c_1_322%





Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.