

**TO LET**



**36 Selwyn Street, Rotherham, S65 1QN.**  
**£675 pcm**

  
**MARTIN&CO**

## 36 Selwyn Street, Rotherham, S65 1QN.

Terraced House,  
2 bedroom, 1 bathroom

£675 pcm

Date available: Available Now

Deposit: £778.84

Unfurnished

Council Tax band: A

- 2 bedrooms
- Modern Decor
- Garden Area
- Modern Kitchen/Bathroom
- On Road Parking
- 
- 

Please welcome to the market this two bedroomed property on Selwyn Street, Rotherham.

Downstairs the property comprises of an initial reception room as you enter though the front door which is neutrally decorated to match the carpets. To the rear a spacious modern grey kitchen, which includes an integrated oven and hob, there is also space under the units for washing machine.

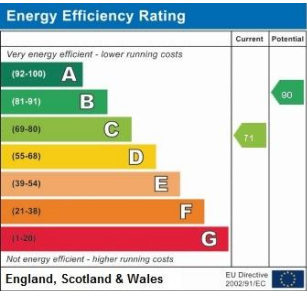
Upstairs the property mirrors the décor downstairs,



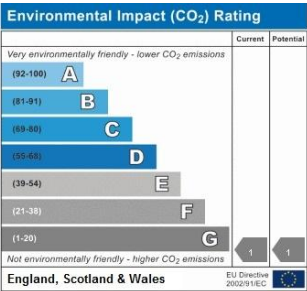
neutrally decorated with carpets to match. The property has 2 bedroom, a double and a single, one rear and one front facing, the single bedroom has some handy built in storage. The family bathroom is to the rear which is clean and modern with white tiles above the bath, the bathroom is fitted with a white three piece suite and overhead shower.

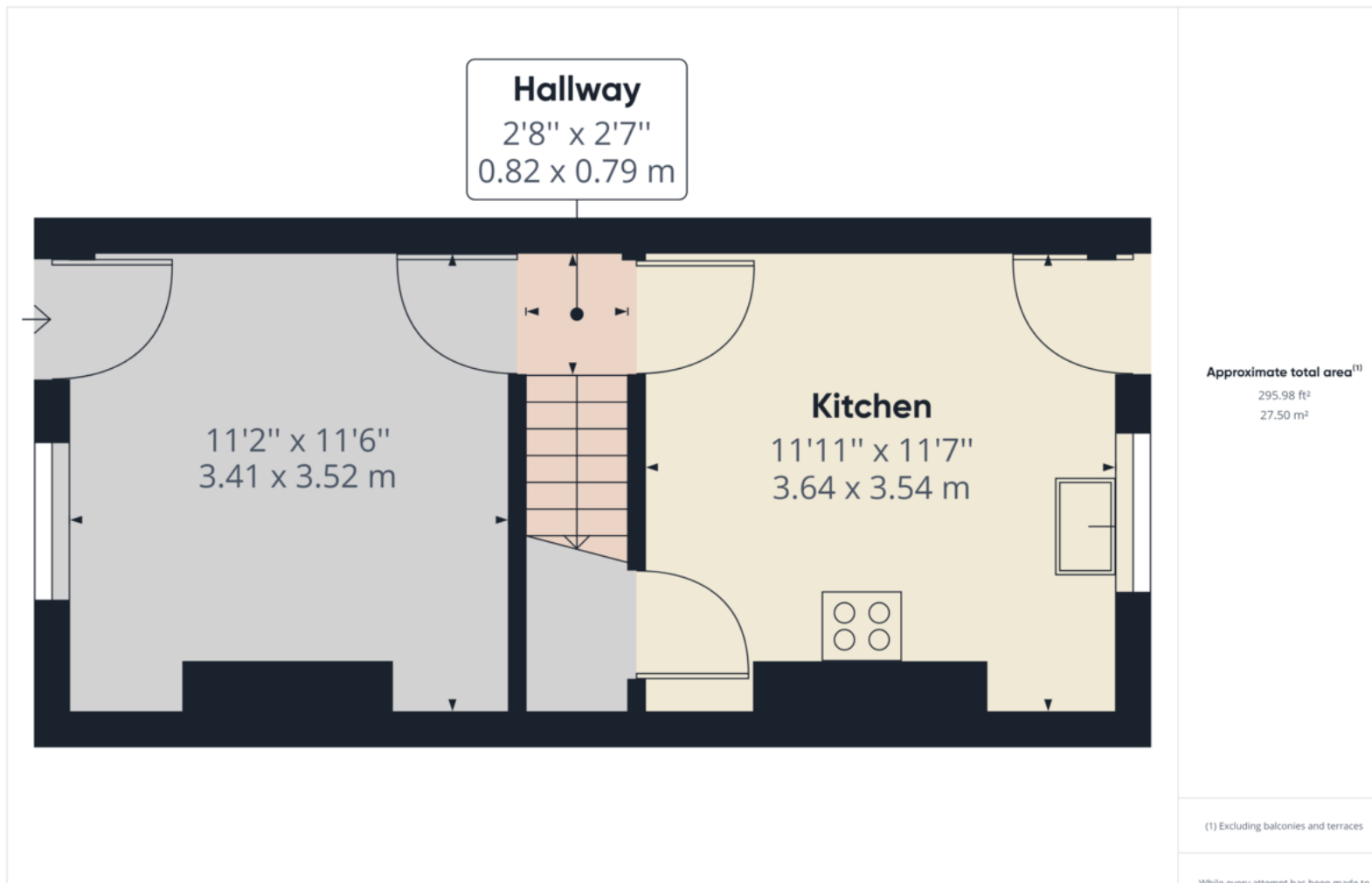
Externally there is an enclosed rear yard, and parking is on street to the front.

Please call today to register your interest!



Address:  
Selwyn Street, Tully, L16 9UJ





## 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.