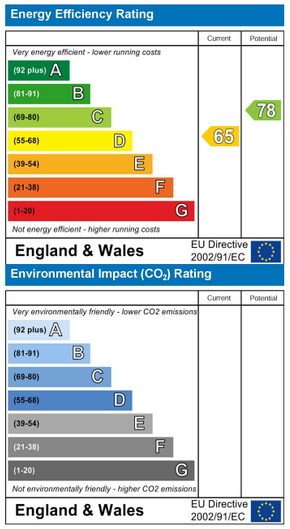
Floor Plan



Area Map



Energy Efficiency Graph



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73 Gilberthorpe Street, Rotherham, S65 2TL

£700 Per Calendar Month

Welcome to this charming first-floor apartment located on Gilberthorpe Street in Rotherham. This delightful property is an ideal home for a single person or a couple seeking convenience and accessibility.

Its excellently situated as Rotherham Town Centre is only a stones throw away, providing easy access to a variety of shops, restaurants, and local amenities. Public transport options are also readily available, making commuting a breeze. Additionally, Rotherham Hospital is conveniently close, which is particularly beneficial for healthcare professionals.

The property is available now, and there is a deposit guarantee option, making it easier for you to secure your new home. This apartment presents a wonderful opportunity, so do not miss the chance to make this lovely space your own!

Hallway 7'6" x 10'2" (2.30 x 3.11)
Enter this lovely apartment fitted with alarm into the bright, neutral entrance hallway finished with laminate flooring, leading to:-

Lounge 13'11" x 9'4" (4.25 x 2.85)



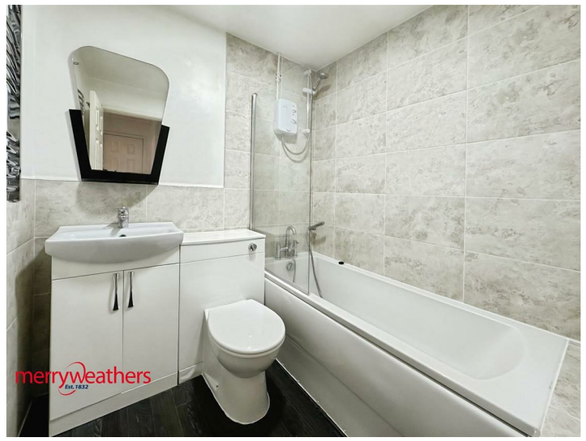
A spacious, front facing, neutrally decorated living room, perfect for cosy nights in!

Kitchen 5'8" x 7'8" (1.73 x 2.34)



This modern, compact kitchen includes everything you need:- integrated electric oven and electric hob with extractor fan above, plenty of cupboard and worktop space as well as space for a fridge/freezer.

Bathroom 5'8" x 5'10" (1.74 x 1.79)



Comprises of a three piece, white suite:- WC, wash hand basin and bath with electric shower. Including a chrome, heated towel rail.

Bedroom One 9'4" x 9'6" (2.85 x 2.90)



Is a rear facing, double bedroom with neutral décor, laminate flooring and electric wall heater.

Bedroom Two 5'9" x 9'6" (1.76 x 2.90)



A single, rear facing bedroom with laminate flooring, bright walls and an electric wall heater. This bedroom is the perfect size for a home office/study.

External



The apartment includes a communal car park to the rear with ample unallocated off street parking for residents, as well as a small lawned communal garden, a perfect space to hang your washing out in the summer!

Tenancy Information
Rent: £700.00
Deposit: £807.00 or Reposit Guarantee Scheme
Holding Deposit: £161.00
EPC Rating: D
Council Tax Band: A
Property Type: First Floor Apartment
Parking Type: Communal Unallocated Parking
Restrictions: N/A
Construction Type: Brick
Heating Type: Electric Wall Heaters
Water Supply: Mains
Sewage: Mains
Gas Type: NO GAS
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