merryweathers
Est. 1832









134 Hungerhill Road, Kimberworth, S61 3NP

£1,195 Per Calendar Month

To let – a well-presented three-bedroom semi-detached house on Hungerhill Road in Kimberworth, offered in good condition and available to move into in December, ideal for settling in before Christmas.

Entrance
Leading to:-

Living Room



A generous living room, freshly decorated in neutral tones with modern grey carpets, providing a comfortable space to relax.

Dining Room



A well-presented dining room, freshly decorated in neutral tones with modern grey carpets. Patio doors open directly onto the garden, providing easy access to the outside space and making it ideal for indoor/outdoor living.

Kitchen



The fitted kitchen features white cupboard doors, tiled splashbacks and wood-effect flooring. There is plenty of cupboard and worktop space, an integrated oven and hob, space for additional appliances and direct access to the garden.

Landing
Leading to:-

Bedroom One



The main bedroom is a well-proportioned double, neutrally finished throughout, with fitted mirrored wardrobes providing excellent storage.

Bedroom Two



Bedroom two is a double bedroom, finished with soft grey walls and matching grey carpets, creating a smart and neutral space.

Bedroom Three



Bedroom three is a versatile single room, finished in neutral tones with grey carpets, making it ideal for use as a bedroom or home office/study.

Bathroom



The bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC. Finished with stylish grey tiled walls, contrasting floor tiles and a heated towel rail.

External



Includes a driveway for two cars leading to a garage, plus a large rear garden with lawn and decked seating area, ideal for families or those who enjoy outdoor space.

Tenancy Information

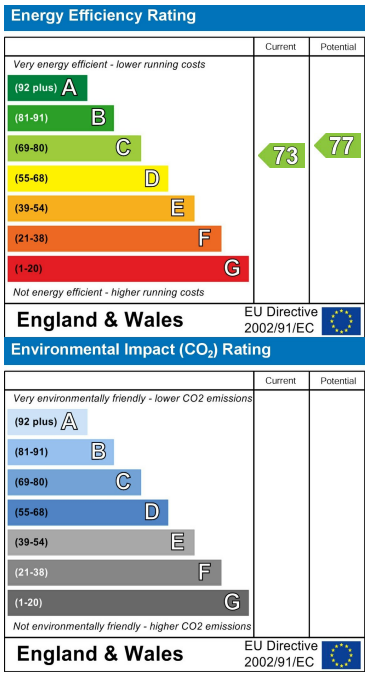
Rent: £1195.00
Deposit: £1378.00
Holding Deposit: £275.00
EPC Rating: D
Council Tax Band: C
Property Type: Semi-detached house
Tenure:
Parking Type: Private driveway and garage
Restrictions: N/A
Construction Type: Heating
Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
Gas Type: Mains
Electricity Supply: Mains
Building Safety: N/A
Rights and Easements: N/A
Flooding: Very 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



Energy Efficiency Graph



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.

www.merryweathers.co.uk

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

Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 16 Ship Hill, Rotherham, S60 2HG
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