



# Westleigh Doncaster Road

Thrybergh, Rotherham

- Three Bedroom Semi Detached House
- Lounge with separate Dining Room
- Newly fitted Kitchen with appliances
- Handy Utility room & W.C
- Three Generously Sized Bedrooms
- Modern Family Bathroom
- Holding Deposit & References Required
- Available Immediately / Council Tax Band A / EPC on order
- On Street Parking



# Westleigh Doncaster Road

Thrybergh, Rotherham

Available To Let. This spacious THREE Bedroom semi detached house is located in the highly sought after area of Thrybergh. Full of character, the property features charming details such as feature fireplaces and cast iron radiators, and has been freshly decorated throughout. It also benefits from a newly fitted modern kitchen complete with appliances. Ideally situated, the home is just a short walk from local amenities, schools, and Thrybergh Country Park.

Accommodation in brief comprises: Welcoming lounge with a feature fireplace and a separate dining room leading into a modern fitted kitchen equipped with a cooker, dishwasher, and freestanding fridge freezer. A handy utility room with a washing machine and tumble dryer flows into a useful a garden room to the rear. The first floor offers Three generously sized Bedrooms modern family bathroom with a full-size bath and shower over.

Externally, the property boasts a long rear garden with access to a practical storage shed.

Holding Deposit & Full References required.

Rent: £895.00pcm | Deposit: £1,032.00 | EPC: ON ORDER | Council Tax Band: A | Holding Deposit: £203.00

Bartons belong to the Client Money Protection Scheme Property Mark Ref C0008413



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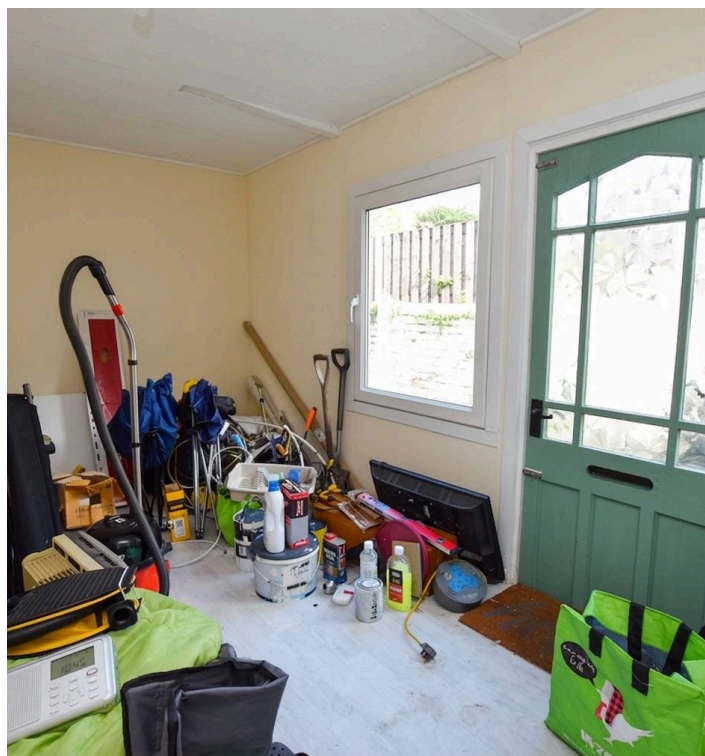
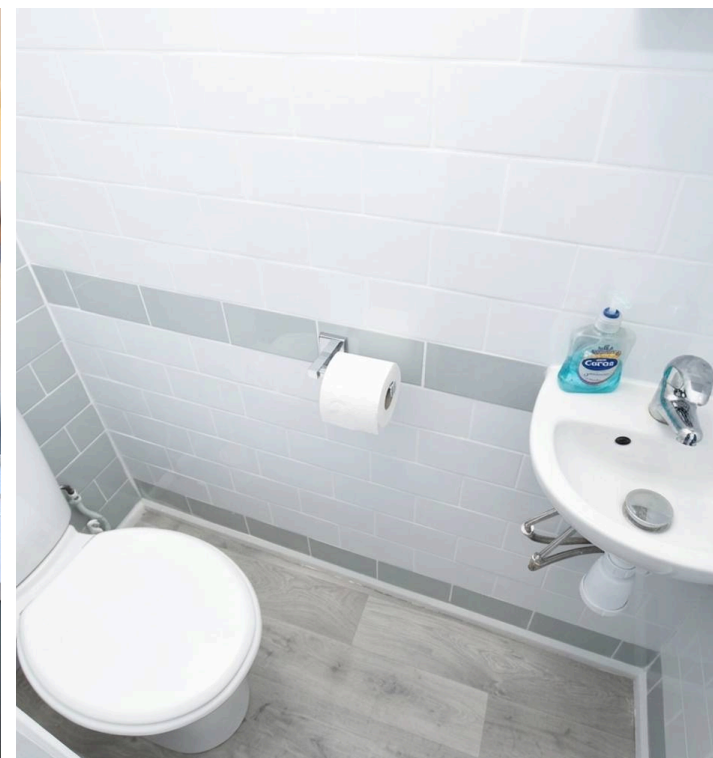
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GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



**bartons**   
FOR YOUR NEXT MOVE...

TOTAL FLOOR AREA : 1035 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Bartons

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