



83 Netherfield Lane, Parkgate, Rotherham, South Yorkshire, S62 6AX

£690 Per Calendar Month

This delightful mid-terrace house on Netherfield Lane in the charming area of Parkgate, Rotherham, presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

One of the standout features of this property is its proximity to Parkgate Retail World, providing a variety of shopping and dining options. This location not only offers convenience but also a vibrant community atmosphere.

The deposit guarantee scheme option, makes it easier to secure your new home and it's available for immediate occupancy, allowing you to settle in without delay!

Lounge



This spacious reception room has a feature fire surround, finished with grey carpets and white walls.

Kitchen



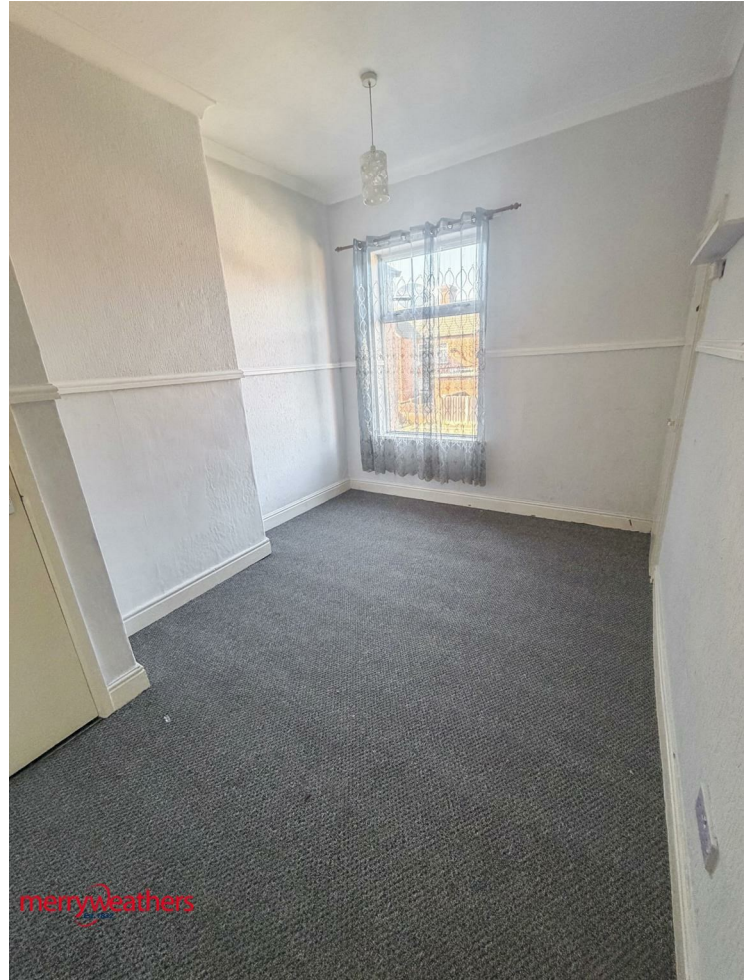
White fitted kitchen units with integrated oven and electric hob with extractor fan above. Neutrally decorated with tile effect vinyl flooring.

Bedroom One



Is a double bedroom with carpet and neutral walls.

Bedroom Two



A good sized, single bedroom with neutral décor.

Bathroom



Three piece suite consisting of:- close coupled WC, was basin and bath with shower over.

External



At the rear of the property is a small, low maintenance, rear yard.

Tenancy Information

Rent: £690.00

Deposit: £796.00 or Reposit (Deposit Guarantee Scheme)

Holding Deposit: £159.00

EPC Rating: D

Council Tax Band: A

Property Type: Mid Terrace House

Parking Type: On Street Parking

Restrictions: N/A

Construction Type: Brick

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: 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>

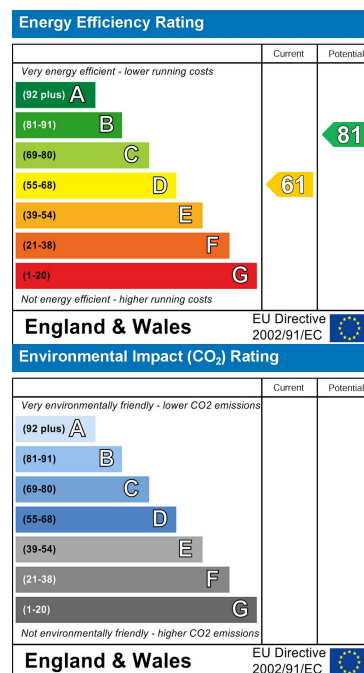
- Available Now
- Close Proximity to Parkgate Retail World
- Low Maintenance Rear Yard
- Deposit Guarantee Scheme Option
- Public Transport Links Nearby
- Mid Terrace House



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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