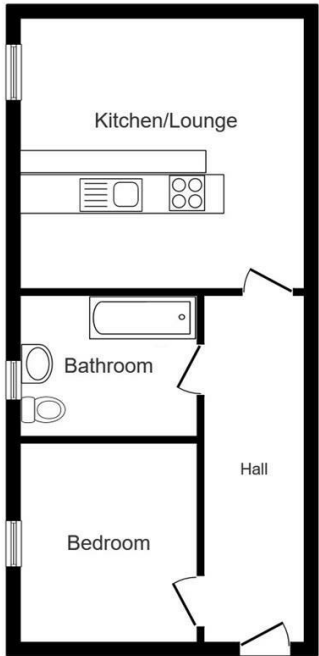


Floor Plan



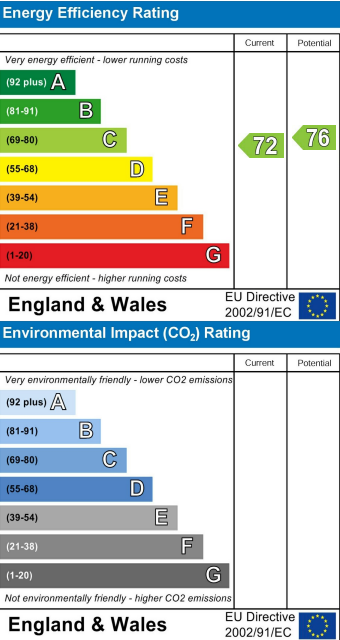
Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



Flat 6 Millhouse Court, Doncaster Road, Dalton, Rotherham, S65 3ET

£475 Per Calendar Month

Welcome to Millhouse Court, a charming first floor, one-bedroom flat located in the heart of Dalton, Rotherham. This delightful property offers an excellent location as its situated within convenient reach of bus routes, ensuring that you can travel effortlessly to nearby areas. Additionally, a variety of local amenities are just a stone's throw away, including shops, cafes, and parks, making daily errands and leisure activities easily accessible.

With the option for of Reposit, a deposit guarantee scheme, this provides peace of mind as you settle into your new home!

In summary, Millhouse Court is a wonderful opportunity for a single person or couple looking to enjoy a comfortable lifestyle in a well-connected area. With its appealing features and convenient location, this flat is sure to attract interest. Do not miss the chance to make this lovely property your new home.

www.merryweathers.co.uk

Merryweathers Residential Lettings Management 14-16 Ship Hill, Rotherham, S60 2HG

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

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044



Hallway 18'5" x 2'11" (5.63 x 0.89)
Carpeted hallway providing access to:-
Lounge/Kitchen 15'1" x 9'11" (4.61 x 3.04)



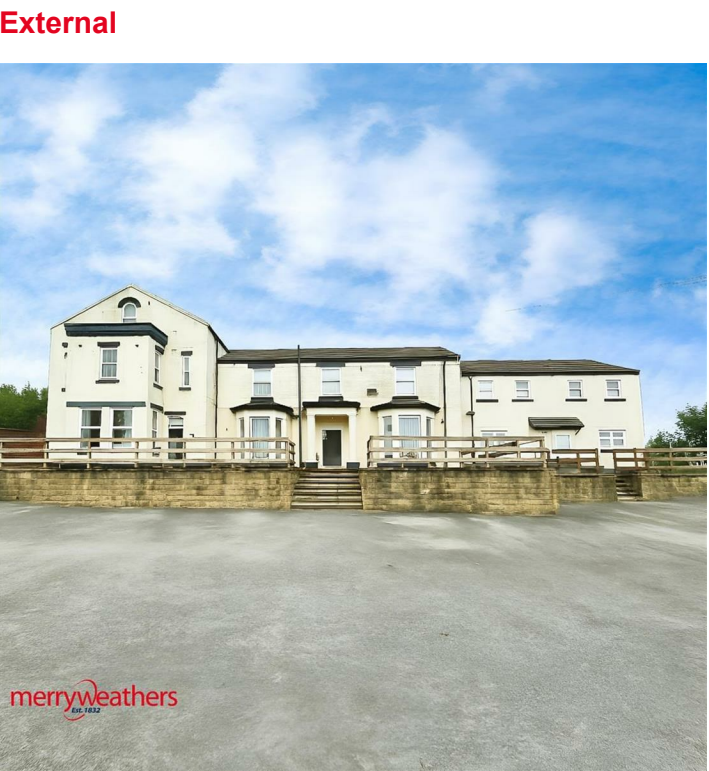
Open-plan lounge/kitchen, neutrally decorated. The kitchen includes a freestanding washing machine and electric cooker, with a breakfast bar on the other side of the counter, housing the freestanding washing machine and including storage cupboards.

Bathroom 5'11" x 6'8" (1.82 x 2.04)



Including a three piece suite:- close coupled WC, wash basin and bath with shower over.

Bedroom 11'11" x 6'5" (3.64 x 1.97)
A double sized bedroom, including a single, freestanding wardrobe and a double bed, decorated neutrally.



Ample off street parking is available to the front of the building in the communal car park for residents.

Tenancy Information

Rent: £475.00
Deposit: £548.00 or Reposit Guarantee Scheme
Holding Deposit: £109.00
EPC Rating: C
Council Tax Band: A
Property Type: First Floor Flat
Parking Type: On Street Parking – Communal Car Park
Restrictions: N/A
Construction Type: Standard
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>