



## 18 Dale Street

Rawmarsh, Rotherham

- Three Bedroom Mid Terrace House
- Lounge & Separate Dining Room
- Modern Fitted Kitchen with space for appliances
- Family Bathroom with Bath & Shower over
- Low maintenance Garden & Garage to Rear
- Holding Deposit & References required
- EPC: E | Council Tax Band: A
- Available Immediately



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Rawmarsh, Rotherham

Available to let immediately, this well proportioned three bedroom mid-terrace house which offers generous family accommodation, featuring two reception rooms and a convenient location close to local amenities and excellent transport links.

The property briefly comprises: a cosy lounge, a separate dining room with access to the cellar, and a modern fitted kitchen with a built-in oven and space for appliances. To the first floor are two well-proportioned bedrooms and a modern family bathroom fitted with a shower over the bath. The third bedroom is located in the attic.

Externally, the property benefits from an enclosed, low-maintenance rear garden and a garage.

**Holding deposit and full referencing are required.**

**Rent: £810.00pcm | Deposit: £934.00 | Holding Deposit: £186.00 | Council Tax Band: A | EPC: E**

Bartons belong to the client money protection scheme Property Mark, the scheme reference number is C0008413



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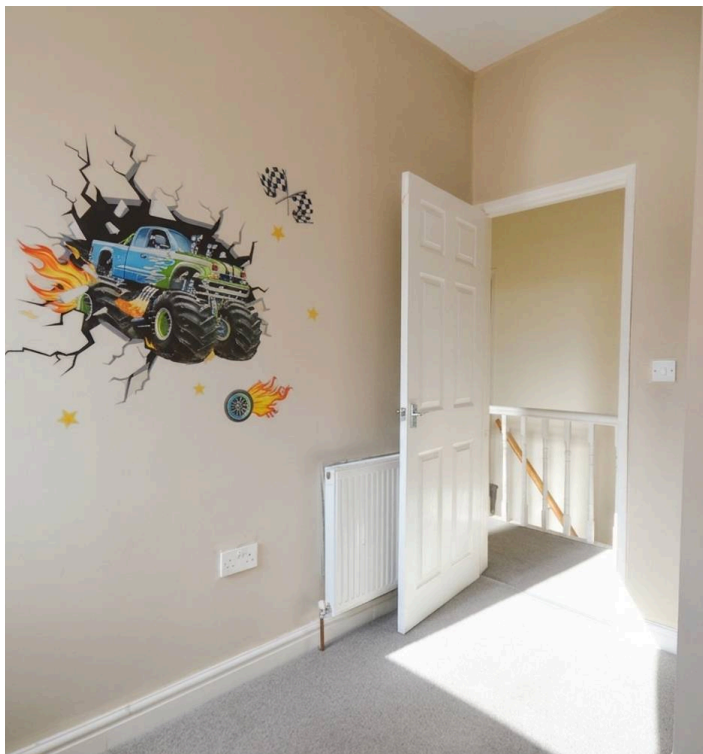
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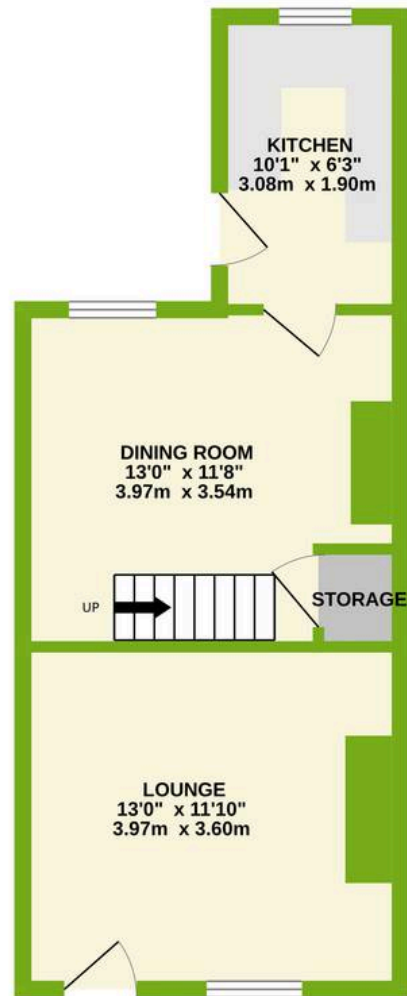
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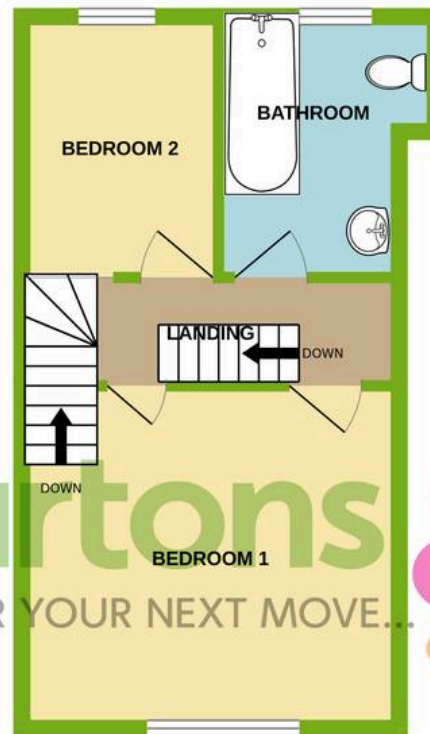




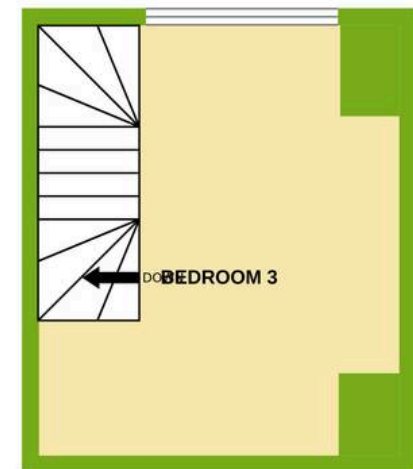
GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



2ND FLOOR  
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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