

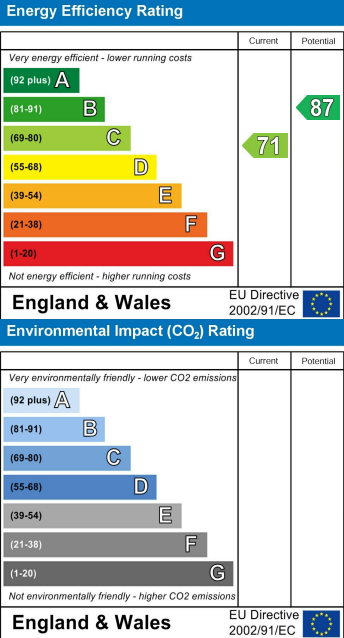
Floor Plan



Area Map



Energy Efficiency Graph



14 Luterel Drive, Swallownest, Sheffield, South Yorkshire, S26 4TY  
**£850 Per Calendar Month**

**\*\*Available Now\*\*** is this spacious, three bedroomed mid terrace house with a driveway to the front for off street parking for 1-2 cars and a rear paved, enclosed garden. Situated on a quiet road within Swallownest, which offers ample amenities such as Aston Springwood Primary Academy, Alexandra Park, pubs, shops and more! The house is also located within easy access to motorway links, perfect for commuters and bus stops aren't too far away either.

**www.merryweathers.co.uk**

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

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**Offices also at: Barnsley & Mexborough**

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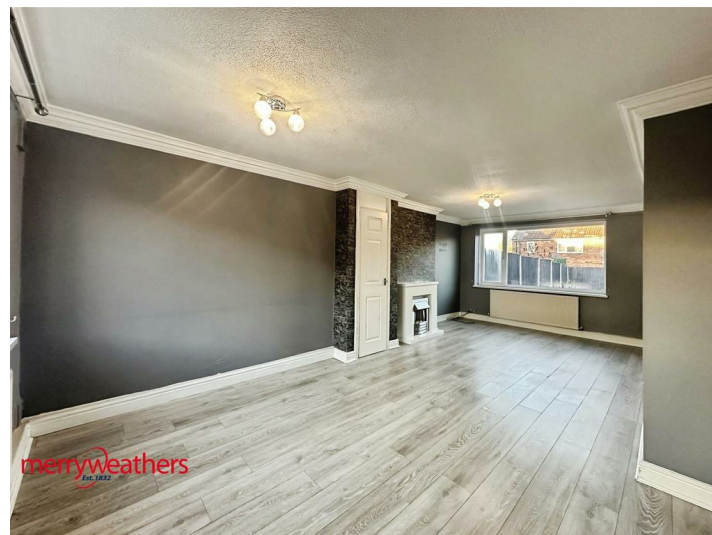


Contact Merryweathers to arrange your viewing and move in before the New Year!



**Hallway 7'10" x 5'5" (2.40 x 1.67)**

Entrance hallway, laminated flooring and neutral décor with carpeted stairs rising to first floor. Also providing access to:-

**Lounge 21'11" x 11'1" (6.69 x 3.38)**

Spacious living room with laminate flooring, contrasting walls including a feature fireplace with built in storage cupboard and ample space for a dining table and chairs at one side and lounge to the either, spanning across the front and rear of the house, so there is plenty of natural light!

**Kitchen 11'11" x 6'11" (3.65 x 2.12)**

Neutral kitchen finished with plenty of cupboard and worktop space, consisting of an integrated oven and four ring electric hob with extractor fan above, freestanding under counter fridge and freezer. uPVC door leads to the rear garden.

**Landing 7'9" x 5'6" (2.38 x 1.68)**

Carpeted landing leading to:-

**Bedroom One 11'10" x 12'0" (3.63 x 3.67)**

Is a front facing, large, double bedroom decorated with laminate flooring and white painted walls.

**Bedroom Two 9'4" x 12'2" (2.85 x 3.73)**

A second large double bedroom, overlooking the rear garden, with neutral decor, including aerial cable and the combi boiler.

**Bedroom Three 7'7" x 8'3" (2.32 x 2.54)**

This single bedroom is the perfect space for a home office, study or games room! It's front facing and decorated neutrally and has lots of potential.

**Bathroom 5'0" x 6'11" (1.53 x 2.11)**

Consisting of a three piece, white suite:- WC, wash basin with vanity below and bath with shower over.

**External**

To the front is a large, paved driveway offering off street parking for 1-2 cars, with steps down from the drive to the front door.

To the rear is a paved garden, so very low maintenance! Including an outhouse for storage space.

**Tenancy Information**

Rent: £850.00

Deposit: £980.00

Holding Deposit: £196.00

EPC Rating: C

Council Tax Band: A

Property Type: Mid Terrace House

Tenure: Freehold

Parking Type: Off Street Parking

Restrictions: N/A

Construction Type: Brick

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains Supply

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>