merryweathers
Est. 1832









8 Oakdale Place, Rotherham, S61 2PA

£850 Per Calendar Month

A neutrally decorated two bedroom semi-detached house to let in Rotherham, featuring a bright reception room, modern kitchen, rear garden, driveway parking and convenient access to local amenities and transport links to Sheffield and Leeds.

Entrance 2'7" x 4'6" (0.81m x 1.39m)
Entrance hall with stairs leading to the first floor

Lounge 11'5" x 11'10" (3.48m x 3.61m)



A bright and welcoming reception room creating a comfortable space to relax and unwind.

Kitchen 7'10" x 10'8" (2.40m x 3.26m)



A separate modern kitchen features white units, dark worktops and integrated hob and oven, with space for freestanding appliances.

Bathroom 7'10" x 5'6" (2.40m x 1.69m)



The ground floor bathroom is fitted with a white suite, including a bath with shower over and glass screen, with tiled walls around the bathing area.

Porch 4'0" x 6'4" (1.23m x 1.95m)



A rear porch providing access to the garden.

Landing 2'7" x 7'0" (0.79m x 2.14m)
Leading to:-

Bedroom One 11'0" x 16'6" (3.37m x 5.05m)



Bedroom one is a bright and spacious double bedroom with plenty of natural light, grey carpeting, white walls and a useful built-in storage cupboard.

Bedroom Two 8'7" x 16'7" (2.62m x 5.06m)



Bedroom two is a spacious double bedroom with grey carpeting, white walls and plenty of natural light

External

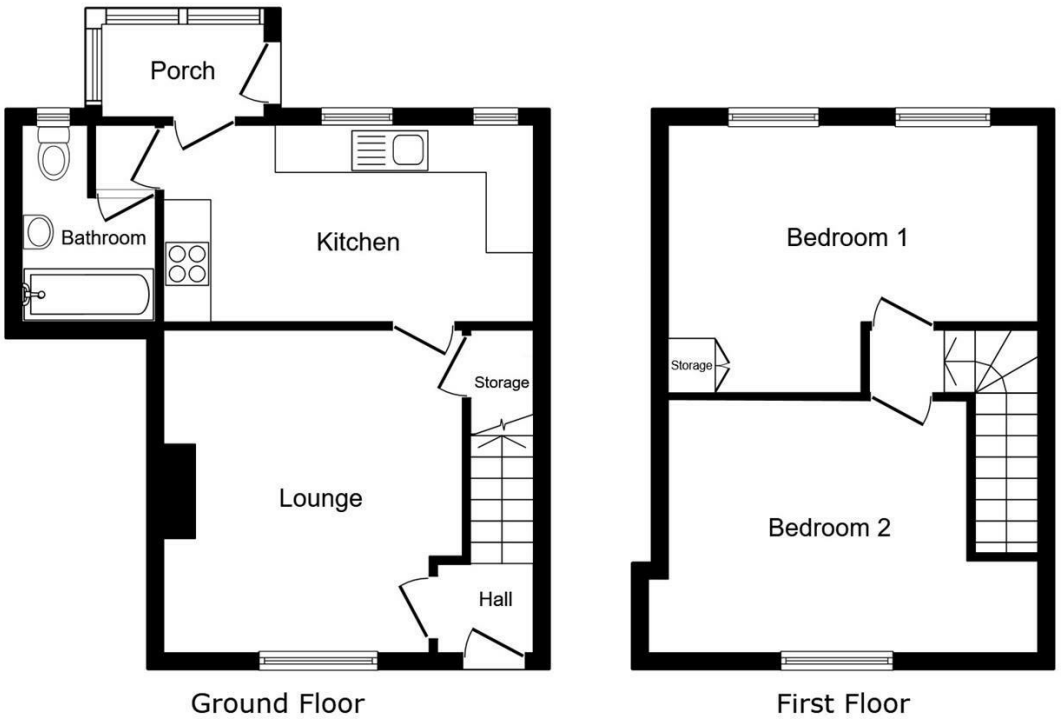


To the rear, there is a lawned garden with a paved seating area, providing a lovely space to enjoy the outdoors. To the front, a driveway offers convenient off-street parking.

Tenancy information

Rent: £850.00
Deposit: £980.00
Holding Deposit: £196.00
EPC Rating: C
Council Tax Band: A
Property Type: Semi-detached house
Tenure:
Parking Type: Driveway
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: Very 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

Floor Plan

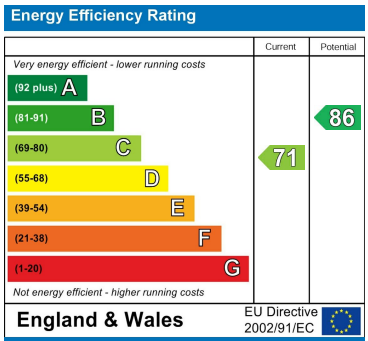


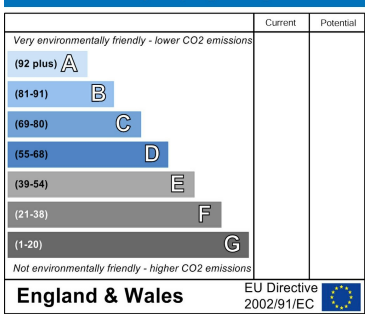
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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





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www.merryweathers.co.uk

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

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

Offices also at: Barnsley & Mexborough

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