



12 Millhouse Court, Doncaster Road, Dalton, Rotherham, S65 3ET

£650 Per Calendar Month

Available to let, this unfurnished two-bedroom apartment in Dalton, Rotherham, offers two double bedrooms, a spacious lounge and a separate fitted kitchen. Situated within shared grounds with communal parking, the apartment is conveniently located close to local shops, amenities and transport links, with Rotherham town centre just a short journey away.

Lounge 14'8" x 14'9" (4.48m x 4.50m)



With a front facing entrance door, two windows, central heating radiator, useful under-stairs storage and stairs rising to the first floor.

Kitchen/Dining Room 7'6" x 14'8" (2.29m x 4.48m)



Set beneath the side facing double glazed window and incorporated into the roll edge work surface is a stainless steel sink unit with mixer tap. There is space for a dining table, central heating radiator and the kitchen is fitted with a modern range of wall, base and drawer units with a rear facing double glazed entrance door.

Landing 11'0" x 6'5" (3.36m x 1.96m)

A small landing leading to both bedrooms and the bathroom.

Bedroom One 8'9" x 14'10" (2.68m x 4.54m)



With two front facing windows and a central heating radiator.

'L' Shaped Bedroom Two 7'6" x 14'1" (2.31m x 4.31m)



With a rear facing window and central heating radiator.

Bathroom 5'7" x 7'9" (1.71m x 2.38m)



Hosting a three-piece suite in white comprising of a

panelled bath with thermostatic shower above, pedestal wash hand basin and low flush w.c. Side facing opaque window and splash-back tiled areas to the bath.

External



There is a communal car park for ample off street parking

Tenancy Information

Rent: £650.00

Deposit: £750.00 or Reposit

Holding Deposit: £150.00

EPC Rating: D

Council Tax Band: A

Property Type: Ground floor flat

Parking Type: Off 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>

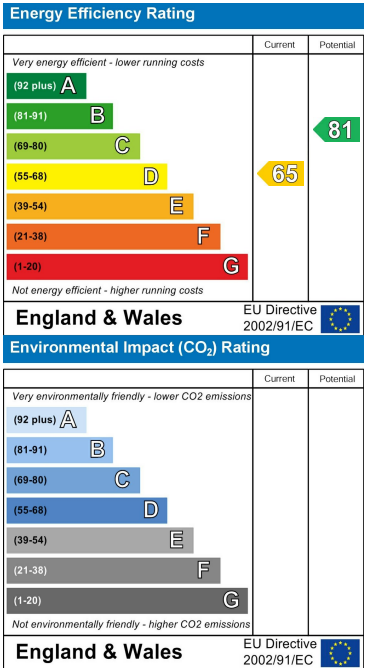
- Off-street parking
 - Close to local parks and green spaces
 - Spacious lounge
- Local shops and amenities
 - Good public transport links
 - Unfurnished accommodation



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.