



44 Broomhill Avenue Waverley, Rotherham, S60 8DZ £1,150 PCM

A brand new modern three bedroom semi detached house with off road parking for two cars and large rear garden with lawn. This property is sure to impress. unfurnished basis.

- Modern kitchen diner with built in appliances
- Downstairs WC
- Large living room
- Entrance hall with storage
- Master bedroom with fitted wardrobes, en-suite and Juliette balcony
- Family bathroom with shower over bath, WC and basin
- Off road parking for two cars
- Large lawn garden
- AVAILABLE JANUARY 2026
- COUNCIL TAX BAND B

Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96	
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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