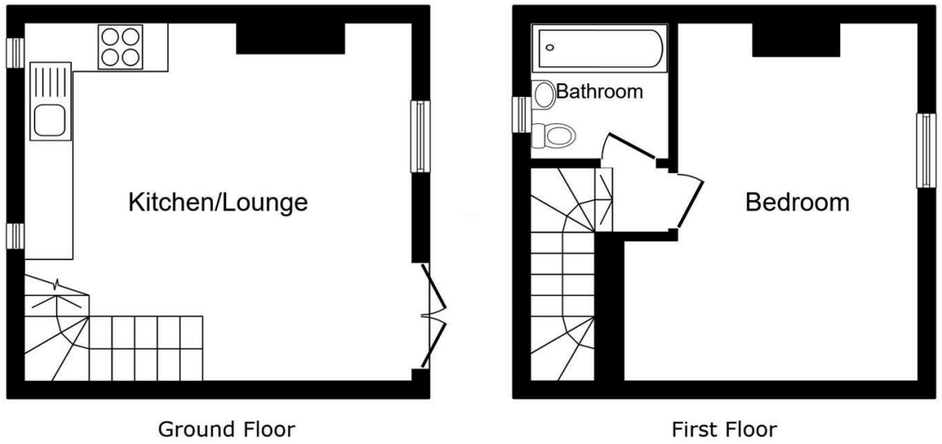
Floor Plan

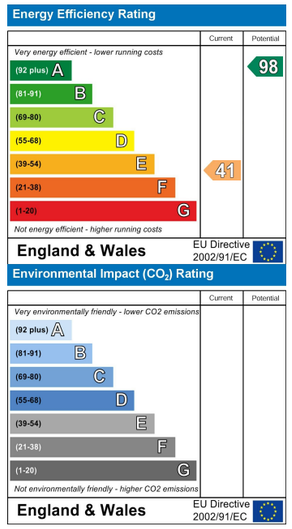


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



www.merryweathers.co.uk

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4 Sitwell Terrace, Wickersley, Rotherham, S66 1EW

£700 Per Calendar Month

Situated on Sitwell Terrace, Wickersley, Rotherham, this delightful mid-terrace cottage offers a perfect blend of comfort and convenience. Having been recently decorated, this one-bedroom property is ideal for individuals or couples seeking a cosy retreat.

This property is available now and presents an excellent opportunity for those looking to settle into a charming home. Additionally, the option for a Deposit Guarantee Scheme makes it easier for prospective tenants to secure this lovely abode without the usual financial burden.

Set back from Sorby Way, this cottage enjoys a tranquil position while still being conveniently located near local amenities. Whether you fancy a leisurely stroll in the nearby parks, wish to explore the vibrant community of Wickersley, or visit Wickersley Tanyard, you will find everything within easy reach.

Do not miss the chance to make this delightful property your own.

Lounge/Kitchen 15'4" x 11'5" (4.69 x 3.49)



This open-plan lounge/kitchen is a cosy size, with original ceiling beams, adding to the properties cottage characteristics and feature stone fire surround including a freestanding electric fire. The neutral kitchen provides a freestanding electric cooker and stainless steel sink.

Bathroom 5'1" x 6'1" (1.55 x 1.87)



Consisting of a white, three piece suite:- close coupled WC, wash basin and bath with electric shower over and a glass shower screen.

Bedroom 10'0" x 11'5" (3.06 x 3.49)



Is a double, front facing, bedroom with original stone chimney breast. Neutrally decorated and including an electric, wall mounted heater.

External



At the front of the property is a low maintenance, private, paved yard.

Tenancy Information

Rent: £700.00
Deposit: £807.00 or Reposit (Deposit Guarantee Scheme)
Holding Deposit: £161.00
EPC Rating: E
Council Tax Band: A
Property Type: Mid Terrace Cottage
Parking Type: No Parking
Restrictions: N/A
Construction Type: Brick
Heating Type: Electric Wall Mounted Heaters
Water Supply: Mains
Sewage: Mains
Gas Type: No Gas
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