



Flat, 7 Millhouse Court, Millhouse Court, Dalton, Rotherham, S65 3ET

£500 Per Calendar Month

A one double bedroom first floor flat furnished with gas fired central heating, doubled glazing to windows. The property stands within grounds of good extent providing ample car parking areas, whilst there is a bus service directly upon Doncaster Road.

AMENITIES

With bus services upon Doncaster Road and within easy reach of shopping amenities within Dalton. Rotherham Town Centre and M1 Motorway Network are within a short drive.

DIRECTIONS

From Rotherham Town Centre and St Ann's roundabout take the A630 Fitzwilliam Road continuing along to its junction with the Asda roundabout and following straight over the roundabout still on Doncaster Road passing Asda to the left and continue along Doncaster Road where the property stands upon the left hand side.

ENTRANCE HALL

With central heating radiator, entrance door and doors lead through to:-

LOUNGE/KITCHEN 14'7" x 11'8" (4.45 x 3.56)



With front facing double glazed windows, central heating radiator, base fitted units, stainless steel sink, free standing electric cooker, wall mounted central heated boiler and tiling to splashback height.

BEDROOM ONE 8'5" x 14'7" (2.59 x 4.47)



Front facing double glazed window, central heating radiator.

BATHROOM



With champagne coloured suite with panelled bath with shower screen and shower over, pedestal wash hand basin, low flush wc, front facing double glazed window, tiling to splashback height, extractor fan and central heating radiator.

OUTSIDE



Providing ample off road parking for residents.

TENANCY INFORMATION

Rent: £500

Deposit: £576

Holding Deposit: £115

EPC Rating: C

Council Tax Band: A

Property Type: Apartment/Flat

Tenure: TBC

Parking Type: Off street, communal parking

Restrictions: N/A

Construction Type: Standard

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: No

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

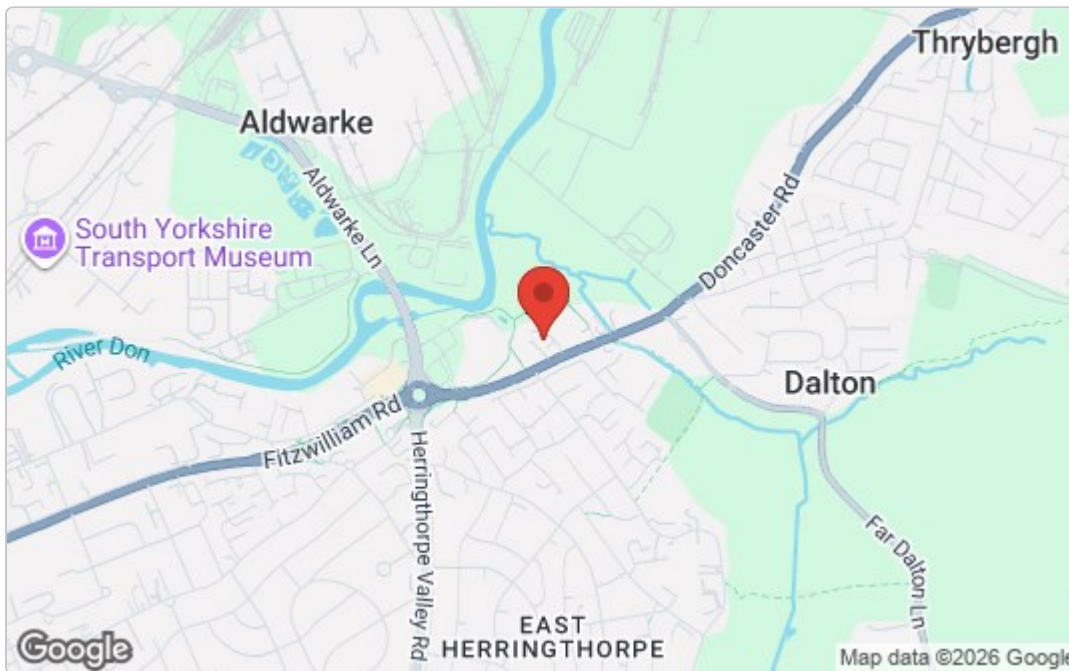
All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

- Intercom System
- Fitted Kitchen
- Bathroom
- Lounge/Dining Area
- One Bedroom
- Off Street Parking



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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