merryweathers
Est. 1832









42 Lady Oak Way, Herringthorpe, Rotherham, S65 3LA

£775 Per Calendar Month

Reposit Available
A modern, well-presented two-bedroom second-floor flat to let in Herringthorpe, Rotherham, offering an open-plan lounge/kitchen, allocated parking and convenient access to Rotherham town centre, parks and rail links.

Communal Entrance
To the front of the property are post boxes, intercom system for visitors and a communal entrance door which leads into the communal hallway which features double glazed windows, carpet flooring, ceiling light and stairs leading up to the apartment.

Hallway
Bright hallway with laminate flooring, leading to:-

Lounge/ Kitchen 24'3" x 9'10" (7.4m x 3.0m)



Spacious open plan living kitchen. A modern kitchen is fitted with a range of wall and base units, worktops and complimentary wall tiles, stainless steel sink and drainer with a mixer tap, electric oven, four ring electric hob with extractor above, integrated fridge/freezer and dishwasher.

The living area has double glazed French doors with a Juliet balcony, electric wall heater and telephone intercom system.

Bedroom One 8'10" x 12'5" (2.7m x 3.8m)



Double bedroom which features double glazed French doors with a Juliet Balcony, carpet flooring, electric wall heater and a ceiling light.

Bedroom Two 8'10" x 8'10" (2.7m x 2.7m)



A second, double bedroom, neutrally decorated with laminate flooring, featuring a double window.

Bathroom



Consisting of a white, three, piece suite:- WC, wash basin and bath with shower over. Including a tiled feature wall and extractor fan.

External

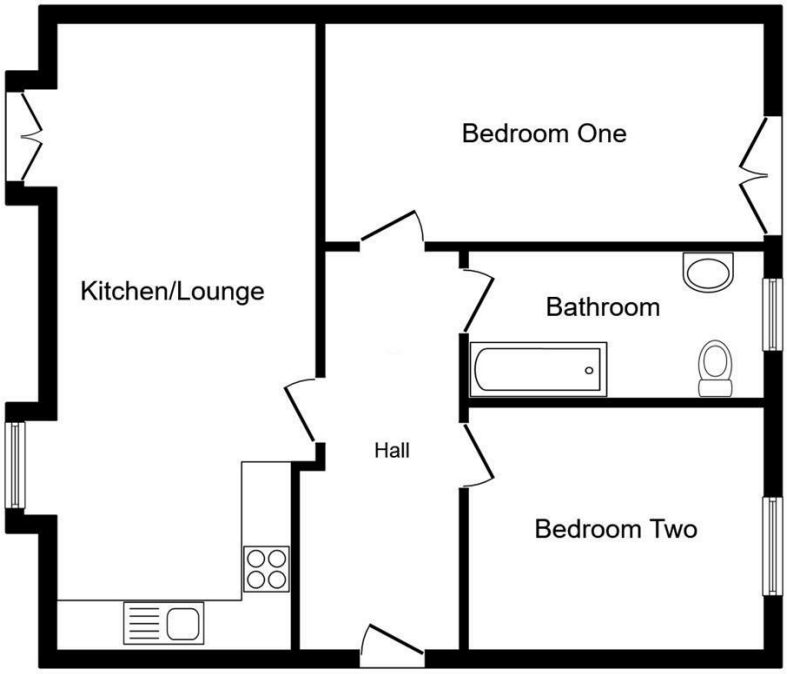


To the rear of the building are lawned gardens, residents car park with one allocated parking space and additional visitor spaces.

Tenancy Information

Rent: £775.00
Deposit: £894.00
Holding Deposit: £178.00
EPC Rating: C
Council Tax Band: A
Property Type: Second Floor Apartment
Tenure:
Parking Type: Allocated Space
Restrictions: N/A
Construction Type:
Heating Type: Electric heaters
Water Supply: Mains
Sewage: Mains
Gas Type: No gas
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

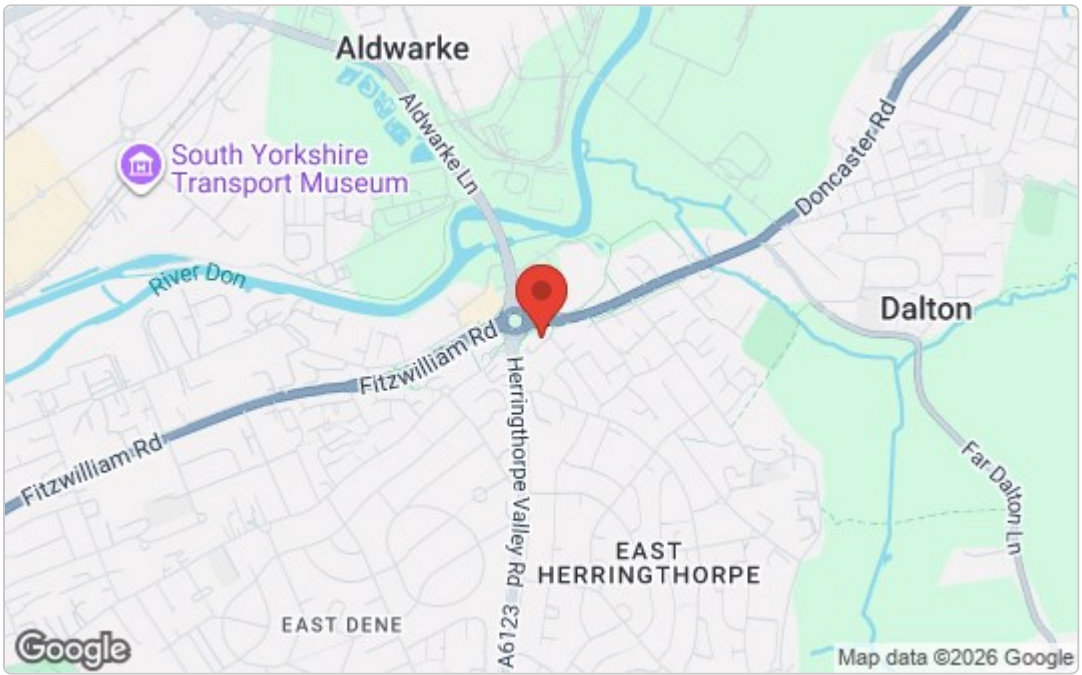
Floor Plan



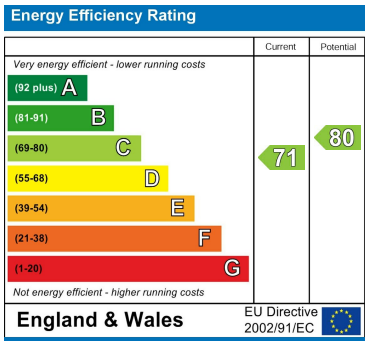
Floor Plan

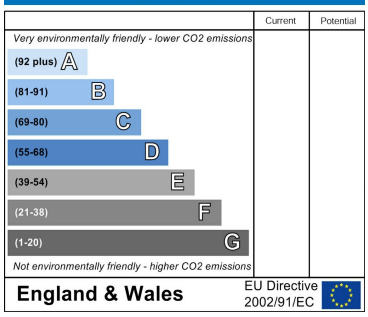
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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