



6 Carnley Street, Wath-Upon-Dearne, Rotherham, S63 6AZ

**£750 Per Calendar Month**

Another lovely little gem available to rent in the popular area of Wath. Modern and spacious throughout. The area is excellent for transport links to Rotherham, Sheffield, Barnsley. There is a local shop around the corner and other local amenities close by. Bus routes are also accessible. Don't miss out on this one, Call us today to arrange a viewing.

### Entrance Porch

Small entrance porch leading into the lounge.

### Lounge 12'2" x 11'9" (3.71 x 3.60)

A spacious lounge with neutral decoration and the focal point being the decorative fire place.

### Dining Room 12'8" x 11'8" (3.87 x 3.57)

A large room with access to the cellar space and the kitchen extension, with white walls and carpet. This area is perfect for a good sized table and chairs.

### Kitchen 10'6" x 7'6" (3.22 x 2.30)

A modern galley style kitchen with a good range of wall and base units, built in oven and hob and space for fridge freezer and washing machine.

### Bedroom One 11'10" x 10'4" (3.63 x 3.15)

A large front facing room with built in wardrobes, neutral decoration and carpet.

### Bedroom Two 12'9" x 6'1" (3.89 x 1.86)

A smaller second room with cupboard storage, white decoration and carpet.

### Bathroom 9'0" x 5'2" (2.76 x 1.60)

Offering a modern white 3 piece suite with shower, wall tiles and vinyl flooring.

### External

To the front of the property is a small area with gate and wall, To the rear is a lovely low maintenance garden area and shared access for the bins through to the end of the block.

### Tenancy Information

Rent: £750.00

Bond: £865.00

Holding Deposit: £173.00

EPC Rating: C

Council Tax Band: A

Property Type: Terrace

Tenure: Freehold

Parking Type: Street Parking

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas

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>



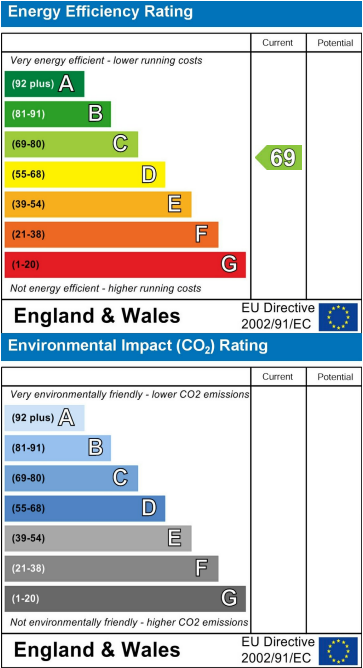
Floor Plan

Area Map



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.

Energy Efficiency Graph



www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS  
Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

