



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>

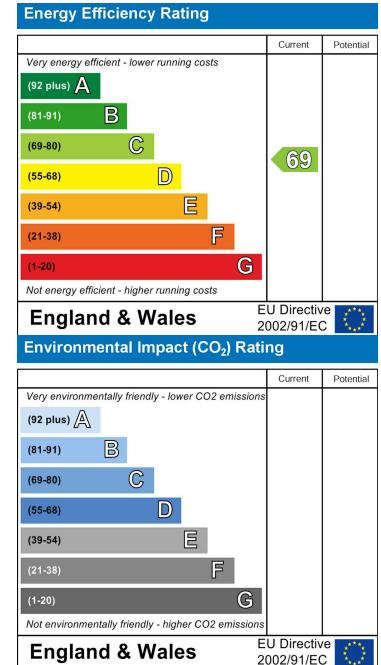
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**Merryweathers Mexborough** 14 High Street, Mexborough, Rotherham, S64 9AS

**Tel: 01709 590472** E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

**Offices also at: Rotherham & Barnsley**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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