



60 Brookhaven Way, Bramley, Rotherham, South Yorkshire, S66 1WH

**£800 Per Calendar Month**

A neutrally decorated, two-bedroom first floor flat to let in Bramley, Rotherham, offering a bright reception room, communal parking, and practical access to local amenities, schools, parks, and excellent road and rail transport links. Transport connections are a key feature of this location.

## Communal Ground Floor Entrance Lobby

Access to the apartment via 2 flights of stairs.

## Entrance Hall

With entrance door, central heating radiator, intercom, cloaks cupboard.

## Lounge



The flat offers a separate reception room featuring a bay window, allowing good natural light. Two central heating radiators, telephone point, tv aerial point, central heating thermostat.

## Kitchen



Modern fitted wall and base units with roll edge work tops, cooking facilities of a four ring gas hob, built in oven and extractor hood over the hob, central heating radiator, integrated automatic washer/dryer, stainless steel sink unit with mixer tap, rear double glazed window, wood effect vinyl floor, recessed spotlights to the ceiling, concealed combination gas boiler with central heating timer.

## Bedroom One



Front double bedroom with double glazed window and central heating radiator, television point, tv aerial point.

## Bedroom Two



Rear double bedroom, double glazed window, central heating radiator.

## Bathroom



Wc, wash hand basin and bath in white with over bath shower with screen, towel rail/central heating radiator, extensive wall tiling, extractor fan, recessed spotlights to the ceiling, rear double glazed window, double door airing cupboard.

## Outside



website to gain more information on if this property is affected by coal mining.  
<https://www.groundstability.com/public/web/home.xhtml>

The property stands within communal grounds where there is also an allocated car parking space.

## Amenities

Transport connections are a key feature of this location. The property is close to the A631, providing direct road links towards Rotherham and Bawtry, and offers convenient access to the M18 for onward travel to Doncaster, Sheffield and the wider motorway network.

## Tenancy Information

Rent: £800

Deposit: £923

Holding Deposit: £184

EPC Rating: C

Council Tax Band: B

Property Type: Apartment

Tenure: Leasehold

Parking Type: Allocated parking

Restrictions: N/A

Construction Type: Brick

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: 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

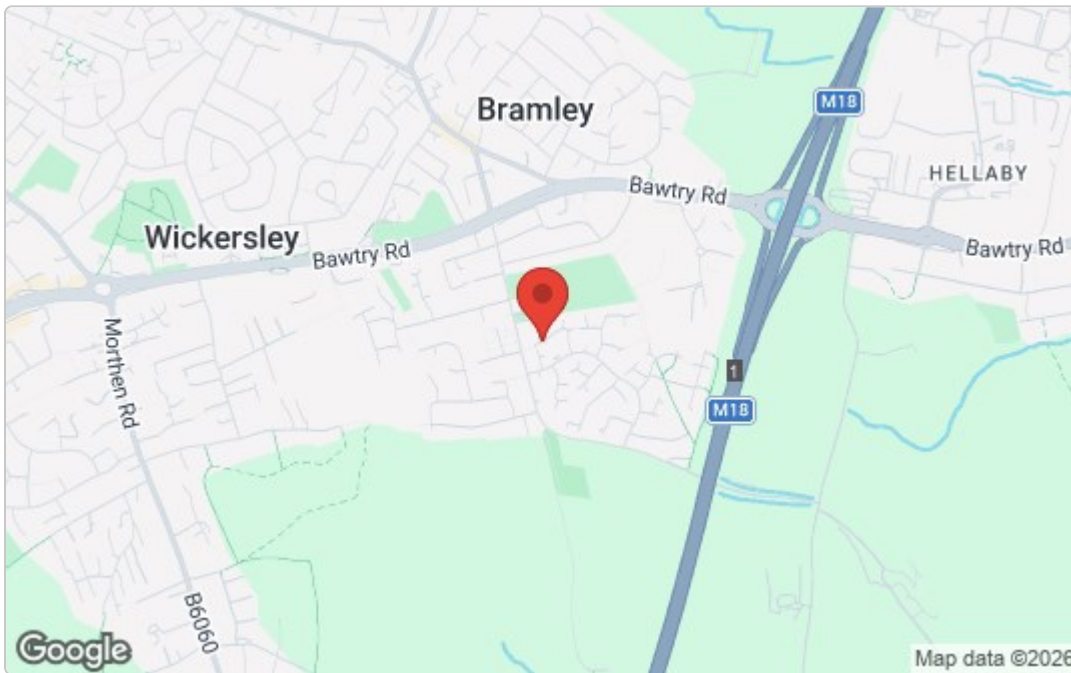
## Floor Plan



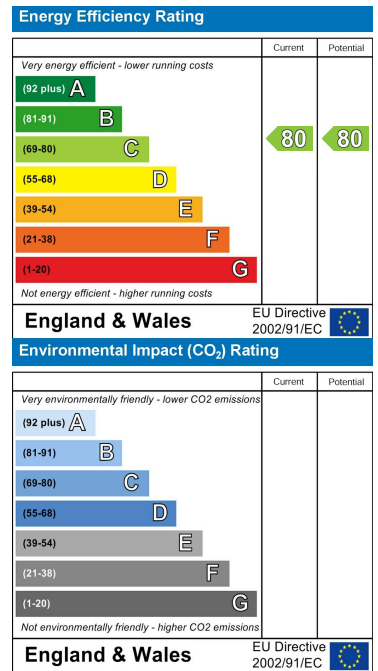
Floor Plan

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

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