



Pringle Road, Brinsworth, Rotherham, South Yorkshire, S60 5AZ

£1,025 Per Calendar Month

A well-presented three-bedroom semi-detached family home in Brinsworth, Rotherham, offering a spacious lounge, dining room, modern kitchen and bathroom, garden, and parking. Ideally located with convenient access to local amenities, schools, parks, and transport links to Rotherham, Sheffield, and beyond.

External



External features include a large enclosed rear garden with a patio area, along with a driveway providing space for several cars. The front garden is low maintenance and enclosed by a garden wall.

Hallway

A good-sized entrance hallway featuring blinds and a contemporary grey feature wall. A practical under-stairs cupboard offers convenient extra storage.

Kitchen



Modern fitted kitchen with grey cabinets, wooden worktops, and a stylish black tiled splashback. Featuring an integrated gas oven and electric hob, with space for a washing machine and fridge freezer. Finished with fitted blinds and ceiling spotlights, creating a bright and practical space.

Dining Room



Dining room with wooden flooring, fitted blinds, and a stylish grey feature wall. Featuring an electric fire with a wooden surround, creating a welcoming space for dining and entertaining.

Lounge



Large, spacious lounge with grey carpets and fitted blinds, offering a bright and comfortable living space.

Bedroom One



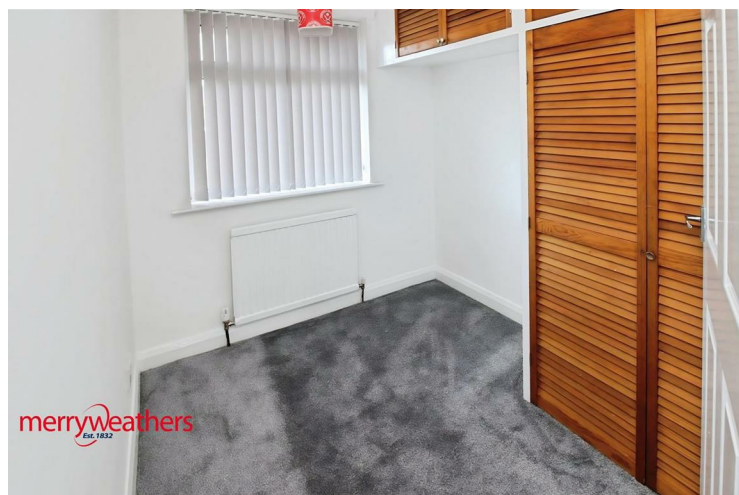
Spacious master bedroom featuring grey carpets and fitted blinds, providing a comfortable and inviting space.

Bedroom Two



Includes fitted dark wood furniture, carpets, and blinds. A useful storage cupboard housing the boiler is also located within this room.

Bedroom Three



Single-sized room with fitted cupboards, carpets, and blinds, providing a practical and comfortable space.

Bathroom



Modern bathroom with a white suite, electric shower, and stylish grey tiled walls. Finished with a fitted blind and contrasting grey wood-effect flooring.

Location

Brinsworth is well placed for access to Rotherham town centre and Sheffield. Nearby public transport links include Rotherham Central station, offering rail services towards Sheffield in around 15 minutes and to Leeds in around 45–60 minutes (journey times approximate). Road connections via the M1 and surrounding routes provide further access to regional employment and leisure destinations.

Tenancy Information

Rent: £1025.00
Deposit: £1182.00
Holding Deposit: £236.00
EPC Rating: C
Council Tax Band: B
Property Type: Semi-detached House

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

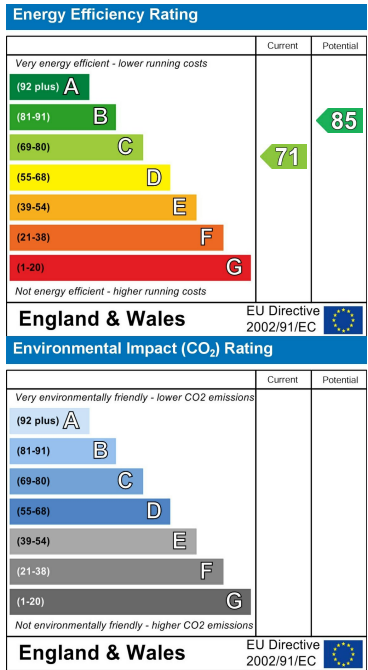
- Three-bedroom semi-detached house
 - Modern fitted kitchen
 - Close to schools and amenities
- Private garden and parking
 - Enclosed rear garden
 - Good access to Rotherham and Sheffield

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



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