



62 Strauss Crescent, Maltby, Rotherham, South Yorkshire, S66 7QJ

£700 Per Calendar Month

A neutrally decorated two-bedroom terraced house to let in Maltby, Rotherham, offering a reception room, separate kitchen, bathroom, garden and convenient access to local amenities, schools and major road links across South Yorkshire.

Lounge 13'7" x 12'9" (4.15 x 3.9)



This newly decorated lounge offers new laminate flooring, a rear facing UPVC door leading to the garden. There is also ample under stairs storage.

Kitchen 8'8" x 8'0" (2.65 x 2.45)



Modern fitted kitchen with a range of wall and base units with inset stainless steel sink. Plumbing for washing machine and front facing UPVC window.

Bedroom One 11'1" x 10'9" (3.4 x 3.3)



This lovely double bedroom has been neutrally decorated and new carpet with front facing UPVC window, storage cupboard and central heating radiator.

Bedroom Two 10'9" x 7'10" (3.3 x 2.4)



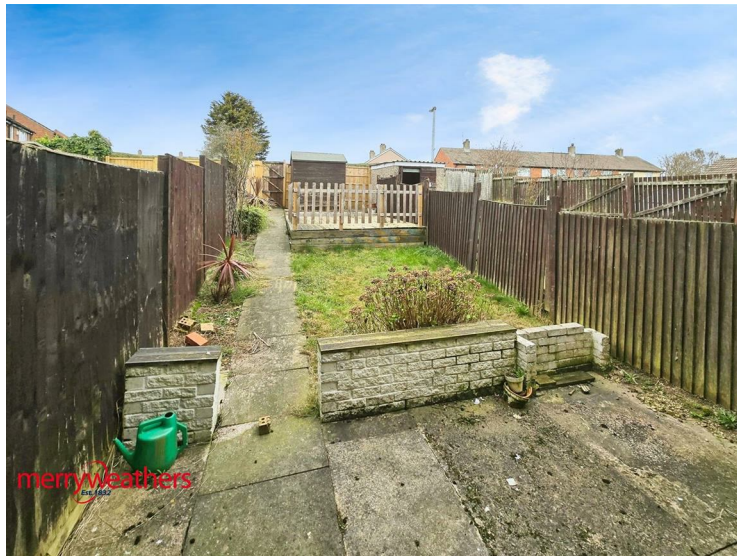
This smaller rear facing room has new decoration and carpet with a UPVC window and central heating radiator.

Bathroom 7'2" x 5'10" (2.2 x 1.8)



This good sized bathroom comprises of a white three piece suite and electric shower, with rear facing UPVC window and central heating radiator.

External



The rear garden is landscaped with a paved patio, lawn centre and further decked area. Perfect low maintenance. To the front of the property is steps up to the front door with lawn and plants.

Tenancy Information

Rent: £725.00

Deposit: £836.00 or REPOSIT

Holding Deposit: £167.00

EPC Rating: D

Council Tax Band: A

Property Type: Mid Terraced House

Tenure:

Parking Type: On Street 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

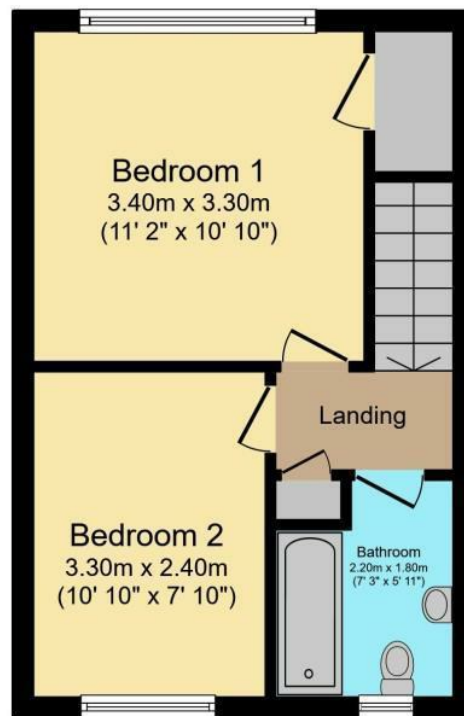
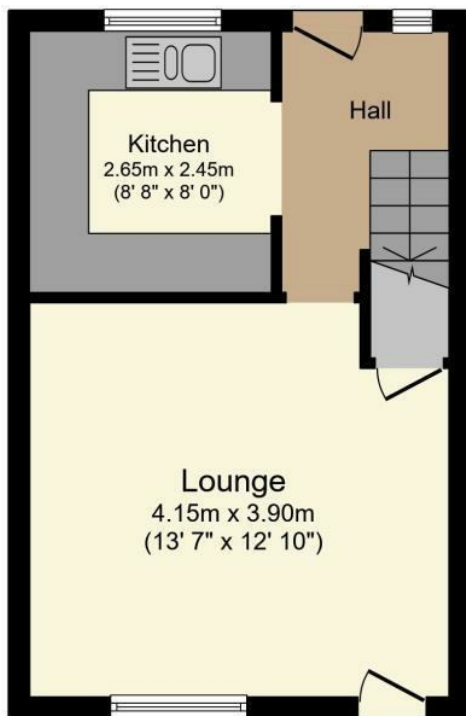
All tenants are advised to check

the Coal Authority website to gain more information on if this property is

a f f e c t e d b y c o a l m i n i n g .

<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



Ground Floor

First Floor

Total floor area 57.4 sq.m. (618 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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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