

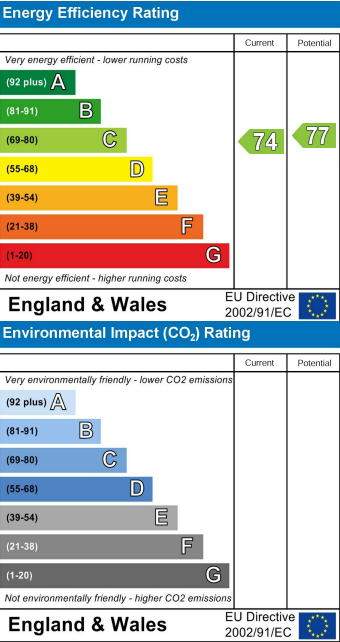
Floor Plan



Area Map



Energy Efficiency Graph



30 Willow Close, Flanderwell, Rotherham, South Yorkshire, S66 2QB

£775 Per Month

Welcome to this charming first-floor apartment located on Willow Close in the desirable area of Flanderwell, Rotherham. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a comfortable living space.

One of the standout features of this property is the rear garden, providing a lovely outdoor space for enjoying the fresh air or tending to your plants. Additionally, the presence of two outbuildings offers versatile options for storage or potential use as a workshop or hobby space.

This apartment is available for immediate occupancy, making it a fantastic opportunity for those looking to move in without delay. Furthermore, the deposit guarantee scheme option provides added flexibility for prospective tenants.

Situated in a peaceful neighbourhood, this property is conveniently located near local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Do not miss the chance to make this delightful apartment your new home.

Contact us today to arrange a viewing and experience all that this property has to offer.

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**Entrance**

**Lounge 11'5" x 14'1" (3.49 x 4.30)**



A spacious carpeted lounge, with two front facing, double glazed windows. Finished with feature wallpaper and fire with surround.

**Kitchen/Dining Room 8'2" x 11'0" (2.51 x 3.36)**



This compact, neutral kitchen/dining room includes a freestanding cooker with gas hobs, extractor fan above and freestanding washing machine. There are plenty of units for storage and a space for your fridge/freezer!

**Bedroom One 11'5" x 11'0" (3.49 x 3.36)**



The main double, carpeted bedroom with double glazed window, double wardrobe and built in storage cupboard.

**Bedroom Two 10'0" x 6'9" (3.06 x 2.07)**



This second, single bedroom with rear facing double glazed window, finished with neutral decoration. Also providing a built in storage cupboard.

**Bathroom 5'1" x 6'6" (1.56 x 1.99)**



The family bathroom including a three piece white suite:- wash basin, WC and bath with shower over. Including a storage unit, finished with neutral, tiled walls.

**External**



To the rear of the apartment is a large, lawned garden, with two outbuildings for extra storage.

**Tenancy Information**

- Rent: £775.00
- Deposit: £894.00
- Holding Deposit: £178.00
- EPC Rating: C
- Council Tax Band: A
- Property Type: First Floor Apartment
- 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 affected by coal mining.  
<https://www.groundstability.com/public/web/home.xhtml>