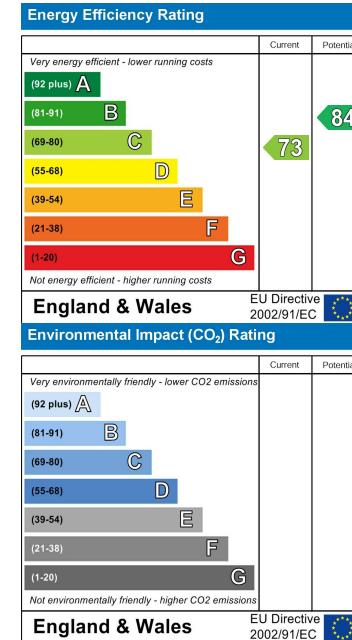




Area Map



Energy Efficiency Graph



22 Weetwood Road, Rotherham, South Yorkshire, S60 3LJ

£975 Per Calendar Month

Available Now is this three bedroom, spacious, semi-detached house with front and rear garden and a detached single garage. Located in the sought after area of Moorgate, Rotherham which offers fantastic public transport links, it's also within easy access to motorway links and there are plenty of amenities nearby such as Rotherham Hospital, shops, pubs, petrol stations, schools and more! As there's no deposit to pay either, moving into this beautiful home, has never been so easy.

www.merryweathers.co.uk

Merryweathers Residential Lettings Management 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 379444

E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044



This fantastic, family home won't be available for long, so contact Merryweathers to discuss a viewing before you miss out!

Entrance Hall 13'1" x 6'1" (3.99 x 1.87)

Carpeted entrance hallway with UPVC front door with side panels and stairs rising to first floor, also leading to:-

Lounge/Dining Room 24'6" x 13'0" (7.47 x 3.98)



Open plan lounge/dining room with feature electric fire in lounge, UPVC double glazed windows to the front and rear, central heating radiators, neutrally decorated and finished with plush carpets. The dining room allows access to the rear garden and also to the kitchen.

Kitchen 12'11" x 9'4" (3.95 x 2.87)



Modern kitchen including ample wall and floor units with integrated electric oven and hob with extractor fan above, stainless steel sink and drainage board. Decorated neutrally with UPVC double glazed window and door to rear garden. There is also an under stairs cupboard for extra storage space!

Bathroom 5'2" x 8'9" (1.60 x 2.68)



Family bathroom consisting of a three piece, white suite:- mains shower over bath with glass shower screen, central heating radiator, UPVC double glazed opaque window and a built in storage cupboard.

Bedroom One 12'11" x 12'6" (3.94 x 3.82)



Is a front facing, spacious, double bedroom with grey carpet, contrasting walls, double glazed window and central heating radiator.

Bedroom Two 9'0" x 10'8" (2.75 x 3.27)



Overlooking the rear garden is this double bedroom which includes built in wardrobes and vanity area.

Bedroom Three 8'9" x 7'7" (2.68 x 2.33)



This single bedroom consists of a UPVC double glazed window overlooking the front of the property, central heating radiator and built in storage cupboard. This bedroom is the perfect size for a home office/study!

External



To the front is a small lawned garden with driveway to the side which offers off street parking for 1-2 cars. A gate divides the front to the rear, where you'll find a detached single garage and a large, rear lawned garden with a small patio area.

Tenancy Information

Rent: £975
Deposit: £0
Holding Deposit: £225.00
EPC Rating: C
Council Tax Band: C
Property Type: Sem-detached House
Tenure: Freehold
Parking Type: Private Driveway
Restrictions: N/A
Construction Type: Brick
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
Gas Type: Mains Supply
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>