

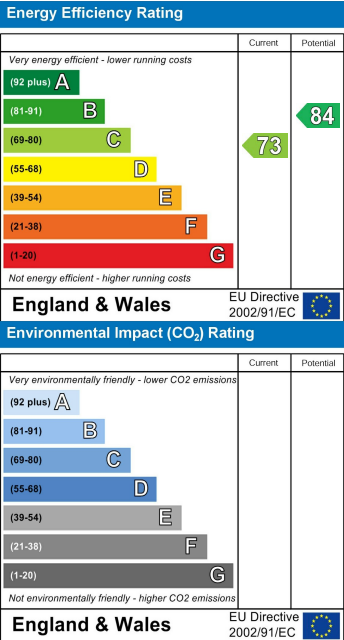
Floor Plan



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.

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

**www.merryweathers.co.uk**

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

**Tel: 01709 379444** E-mail: [lettings@merryweathers.co.uk](mailto:lettings@merryweathers.co.uk)

**Offices also at: Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
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**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>