

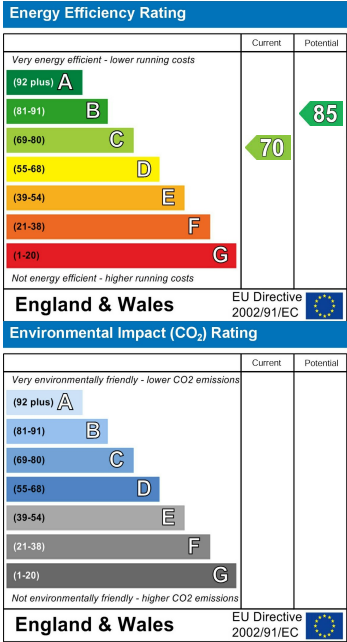
Floor Plan



Area Map



Energy Efficiency Graph



33 Brinsworth Hall Crescent, Brinsworth, Rotherham, South Yorkshire, S60 5EQ

**£925 Per Calendar Month**

**\*\*Available from 18th February\*\*** is this modern, semi-detached house which offers ample off street parking and a detached single garage. With spacious room sizes, this property is ideal for a couple looking to start a family! Located in a prime spot for short drives to access the motorway, Meadowhall Shopping Centre and Rotherham Town Centre. There are bus stops nearby also, making public transport links no problem!

Call Merryweathers to discuss your viewing before it's too late!

**www.merryweathers.co.uk**

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

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

UPVC entrance door leading to:-

**Lounge 10'9" x 13'0" (3.29 x 3.97)**



With front facing UPVC double glazed bay window, wall mounted, remote control electric fire and central heating radiator. Painted, light walls with contrasting carpet.

**Kitchen/Dining Room 12'0" x 11'3" (3.66 x 3.43)**



Fitted with contemporary style base and wall units with contrasting work surfaces. With inset 1½ bowl stainless sink with mixer tap set beneath the side facing UPVC double glazed bay window. Integrated electric four ring hob to one side with electric oven beneath and stainless steel splash-back with extractor hood above. Opposite is the integrated, under counter fridge and freezer. Also including a wall mounted combi-boiler, radiator, under-stairs storage pantry , rear facing UPVC picture window and UPVC entrance door.

**First Floor Landing**

With storage cupboard over the stairs. Providing access to:-

**Bedroom One 10'9" x 11'0" (3.30 x 3.36)**



A front, double bedroom with UPVC bay window, central heating radiator and fitted wardrobes to one wall with hanging rails, shelving and mirrored dressing table unit.

**Bedroom Two 9'10" x 6'10" (3.02 x 2.10)**



A rear, double bedroom with neutral décor, central heating radiator and UPVC window.

**Bedroom Three 9'11" x 5'4" (3.04 x 1.64)**



A rear, single bedroom with central heating radiator and UPVC window, decorated neutrally with plush, grey carpets. This room is perfect for a study/office!

**Bathroom 5'3" x 4'2" (1.61 x 1.29)**



Three piece white suite comprising of a panelled bath with thermostatic over the bath shower, pedestal wash hand basin and low flush W.C. UPVC opaque glazed window.

**External**



Wrought iron gates open onto the concrete driveway which

leads to the garage and provides ample off street parking. There is also a lawned garden to the side of the driveway. To the rear is a lawned garden with a small patio area.

**Detached Garage**



Situated at the far end of the driveway and at the rear of the house, is a single, detached garage.

**Tenancy Information**

Rent: £925  
Holding Deposit: £213.00  
Deposit: £0  
EPC Rating: C  
Council Tax Band: B  
Property Type: Semi-detached House  
Parking Type: Off Street Parking  
Construction Type: Brick  
Restrictions: N/A  
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>