

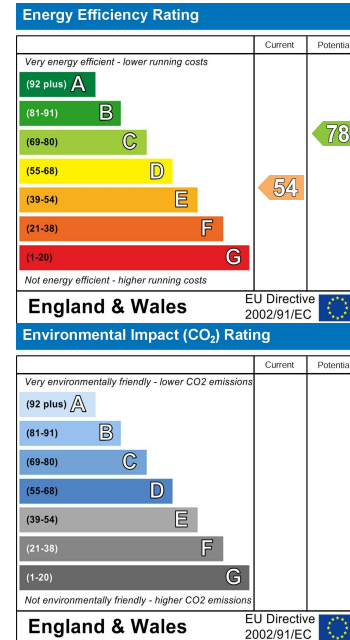
**Floor Plan**



**Area Map**



**Energy Efficiency Graph**



12 Brecklands, Stag, Rotherham, South Yorkshire, S60 4JL

**£950 Per Calendar Month**

Available immediately is this well presented three Bedroom semi-detached house. Offering spacious living accommodation along with generous garden, driveway and a garage - this property is not going to be around long! Ideally placed for local amenities including shops, pubs, restaurants, schools, public transport facilities and easy access to the M1 Motorway Network.

Contact Merryweathers to arrange your viewing, before this property is snapped up!

**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



**Entrance Hall 2'2" x 6'6" (0.68 x 2.00)**

Side facing uPVC entrance door provides access to stairs leading to first floor and:-

**Lounge 13'7" x 12'5" (4.15 x 3.80)**

A front facing, spacious lounge with a double glazed bay window, central heating radiator and feature fireplace with marble back and hearth and electric stove.

**Kitchen 13'6" x 12'7" (4.14 x 3.85)**

Fitted with a range of wall base and draw units with tiling to splash back height and contrasting roll edge work top incorporating a stainless steel circular sink with mixer tap. Integrated electric oven and four ring gas hob with extractor over, side and rear facing double glazed windows, storage cupboard/pantry and central heating radiator.

**Conservatory 8'6" x 8'11" (2.61 x 2.72)**

Having front and side facing double glazed windows, central heating radiator and uPVC double patio doors leading to rear garden.

**Landing 8'7" x 5'8" (2.62 x 1.74)**

With central heating radiator, cupboard housing the boiler and loft access.

**Bedroom One 13'6" x 12'7" (4.14 x 3.85)**

Neutrally decorated, front facing double bedroom with a glazed bay window and central heating radiator.

**Bedroom Two 7'6" x 11'6" (2.31 x 3.51)**

Is a good sized, rear facing bedroom, including a double glazed bay window and central heating radiator.

**Bedroom Three 5'2" x 9'5" (1.60 x 2.88)**

A cosy, single, rear facing room, perfect to use as an office.

**Bathroom 4'7" x 5'8" (1.41 x 1.73)**

Fitted with a three piece suite comprising of panellled

bath with electric shower over, pedestal wash hand basin and low flush WC, side facing double glazed opaque window, tiling to walls and central heating radiator.

**External**

To the front of the property is a lawned garden with paved driveway leading to the detached, single garage. To the rear of the property is a garden mainly laid to lawn with a variety of mature plants and shrubs, paved patio area, vegetable patch and decking to the far end providing a further seating area.

**Tenancy Information**

Rent: £950.00  
 Deposit: £1,095.00  
 Holding Deposit: £219.00  
 EPC Rating: E  
 Council Tax Band: B  
 Property Type: Semi-detached house  
 Parking Type: Off 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>