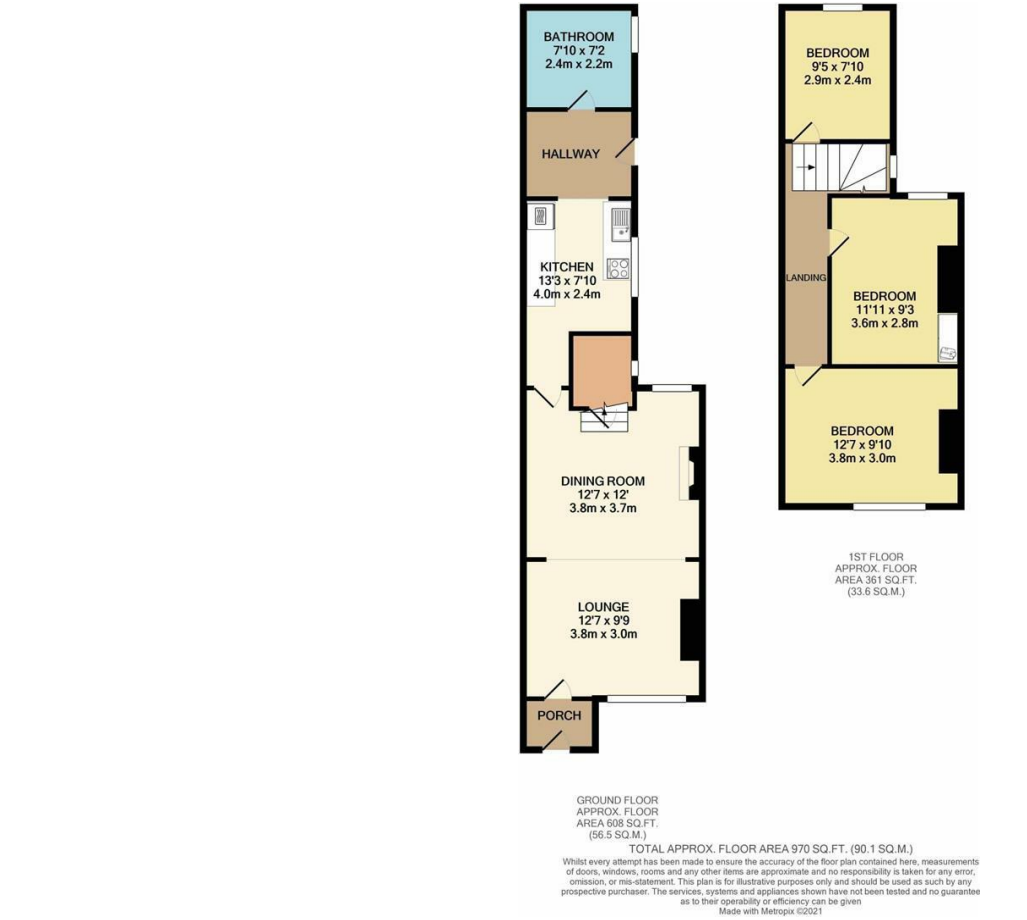


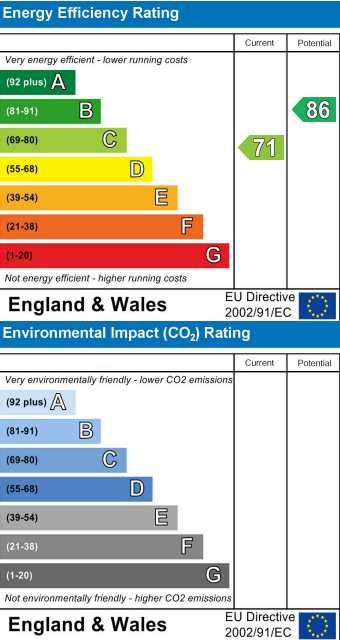
Floor Plan



Area Map



Energy Efficiency Graph



50 Beresford Road, Maltby, Rotherham, South Yorkshire, S66 7PF

£775 Per Calendar Month

Ready to move in! Come and take a look at this modern spacious family home in the heart of the town. Perfectly located for access to local amenities and attractions. Great for schools and much more. Maltby is on the outskirts of Rotherham with excellent transport links via, bus and motorway, so superb for anyone that needs to commute. Viewing is highly recommended call us to book today.



Lounge 12'5" x 9'10" (3.8 x 3)

Having a large front facing UPVC window and central heating radiator.

Dining Room 12'5" x 12'1" (3.8 x 3.7)



Having a rear facing UPVC window and central heating radiator.

Kitchen 13'1" x 7'10" (4 x 2.4)



Having a range of contemporary grey kitchen units on both the walls and floor. Metro tile splash back and white work surfaces. Integrated electric oven, hob, stainless steel extractor fan. Inset stainless steel sink with drainage board and plumbing for washing machine.

Bathroom 7'10" x 7'2" (2.4 x 2.2)



This downstairs bathroom has the benefit of a three piece suite with shower over bath. Tiles to the walls, central heating radiator and side facing UPVC window.

Bedroom One 12'5" x 9'10" (3.8 x 3)



Front facing UPVC window and central heating radiator with neutral decoration and carpet.

Bedroom Two 11'9" x 9'2" (3.6 x 2.8)



Neutral decoration and carpet with rear facing UPVC window and central heating radiator.

Bedroom Three 9'6" x 7'10" (2.9 x 2.4)



On the rear elevation with new decoration and carpets.

External



To the rear of the property is a concrete paved yard. To the front of the property is a small frontage with wall and gate.

Tenancy Information

Rent: £775.00
Bond: £890.00
Holding Deposit: £178.00
EPC Rating: C
Council Tax Band: A
Property Type: Mid Terrace
Tenure: Freehold
Parking Type: Street Parking
Restrictions: N/A
Construction Type: Standard
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>