



51 Robinets Road, Rotherham, S61 4AD

£795 Per Calendar Month

AVAILABLE NOW is this large, 3 bedroom, end terrace, corner plot house in Wingfield! In brief, the property comprises a large lounge and modern, kitchen/dining room on the ground floor with three bedrooms and family bathroom located on the first floor. Externally, there is a large rear, side and front patio, secure garden.

Call Merryweathers today before it's too late!

Hallway



From the side door, you step into a tiled entrance hallway which provides access to:-

Lounge



A large lounge with gas fire, doubled glazed windows and tile flooring.

Kitchen/Dining Room



Consisting of a freestanding cooker with four ring gas hobs, under the stairs storage and access to rear garden.

Landing

Providing access to:-

Bathroom



With three piece white suite, WC, wash basin and bath with an over the bath shower.

Bedroom One



Is the main bedroom - a large, double bedroom with a fitted, double wardrobe, central heating radiator and double glazed window.

Bedroom Two



Is a small, rear facing, double bedroom with built in storage cupboard and hanging rail, a double glazing window and central heating radiator.

Bedroom Three



Is a larger than average single bedroom with a double glazing window and central heating radiator.

Garden



Offering a large rear, side and front patio yard, with storage units to the rear of the property.

Tenancy Information

Rent: £795
Bond: £795
Holding deposit: £183
EPC rating: E
Council tax band: A
Property type: End terrace house
Heating type: Gas central heating
Water supply: Mains
Sewage: Mains
Gas type: Mains
Electric supply: Mains
Parking type: On street parking
Building safety: None
Restrictions: No pets
Rights and easements: None
Planning permissions: None
Accessibility features: None

Broadband/mobile 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>

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>

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>

- Three Bedrooms
- End Terrace House
- New to the Rental Market
- Patio Garden
- Modern Kitchen
- Available Now



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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