



31 Robinets Road, Wingfield, Rotherham, South Yorkshire, S61 4AD

£850 Per Calendar Month

This charming end terrace house offers the perfect blend of comfort and convenience, ideal for family living. Situated close to local amenities, schools, and transport links, it provides everything you need within easy reach. The property benefits from a private driveway for off-street parking and a spacious layout, making it a welcoming and practical home for growing families.

Available from end of June, so call Merryweathers to arrange your viewing!

Entrance Hall

Entrance hall with UPVC front door, central heating radiator and stairs to 1st floor.

Lounge 13'9" x 16'0" (4.2 x 4.9)



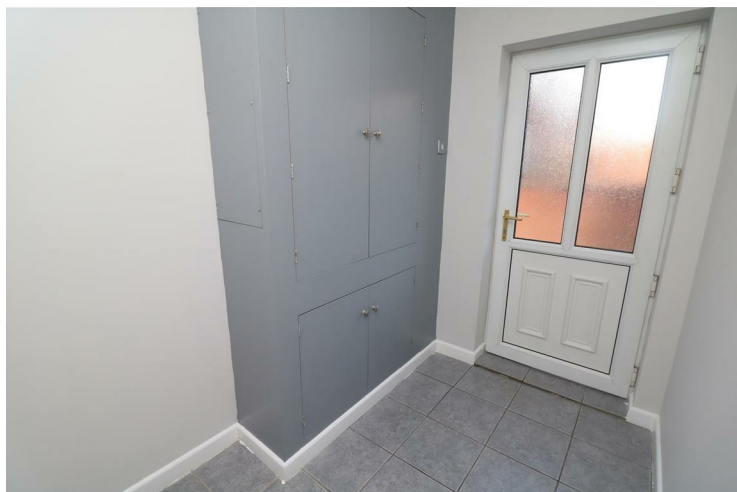
Electric fire, two central heating radiators and two UPVC double glazed windows.

Kitchen 7'10" x 9'6" (2.4 x 2.9)



Offers wall and floor units with integrated electric oven, stainless steel basin with draining board, gas hob, glass splashback stainless steel extractor fan. one UPVC window to rear, one central heating radiator and under stairs storage cupboard.

Rear Entrance 5'6" x 8'10" (1.7 x 2.7)



UPVC door and built-in storage cupboard.

Bathroom 5'2" x 7'6" (1.6 x 2.3)



Offers a fully tiled shower room with electric shower and glass screen. Mixer tap over basin, low flush toilet, heated towel rail and UPVC double glazed window to the rear of the property.

Bedroom One 11'5" x 8'2" (3.5 x 2.5)

UPVC double glazed window and radiator storage cupboard.

Bedroom Two 13'9" x 9'2" (4.2 x 2.8)

UPVC double glazed window and central heating radiator.

Bedroom Three 6'10" x 8'2" (2.1 x 2.5)

UPVC double glazed window central heating radiator.

Garden



The property is on a corner plot with a turfed lawn, paved patio and driveway which is gated.

Tenancy Information

Rent: £850
Deposit: £980
Holding Deposit: £196
EPC Rating: C
Council Tax Band: A
Property Type: End Terrace House
Tenure: Freehold
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>

- Available from Mid June
 - Schools Nearby
 - Off Street Parking
- Prime Location
 - Spacious Family Home
 - Large Front, Side & Rear Garden

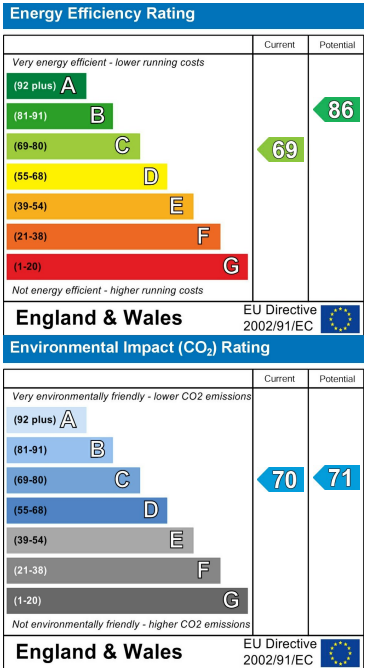


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



www.merryweathers.co.uk

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