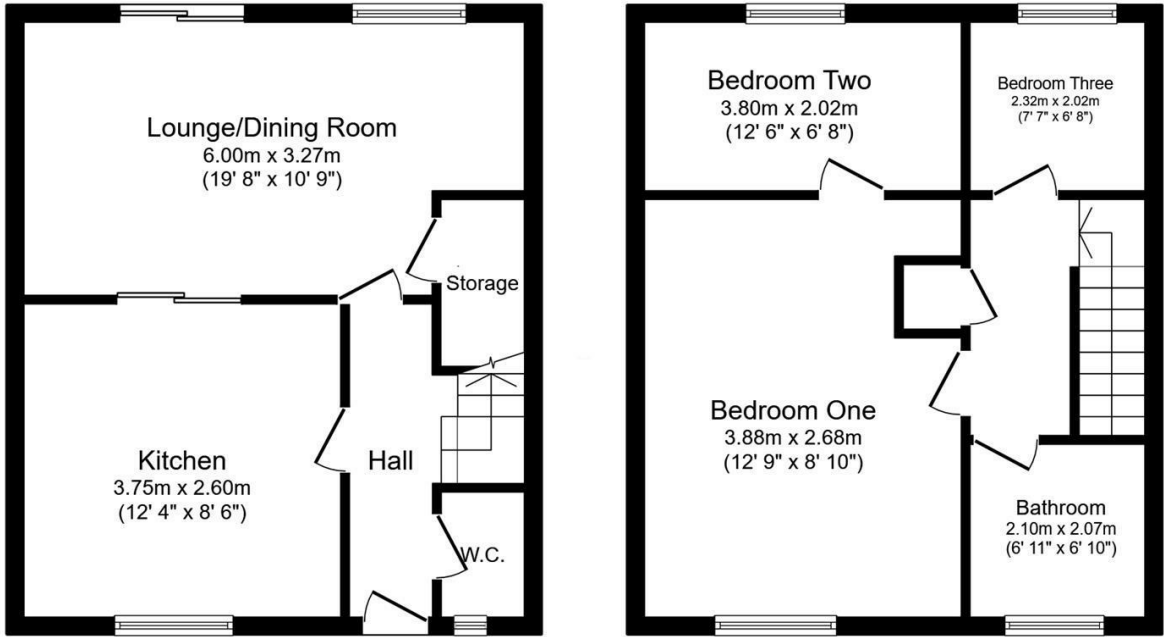


Floor Plan



Ground Floor  
Floor area 42.7 m<sup>2</sup> (460 sq.ft.)

First Floor  
Floor area 42.7 m<sup>2</sup> (460 sq.ft.)

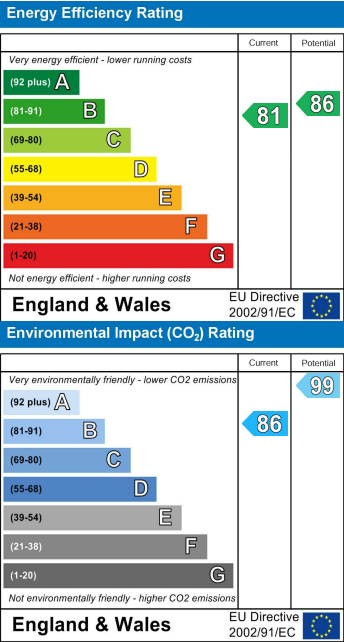
TOTAL: 85.4 m<sup>2</sup> (920 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



58 Main Street, North Anston, Sheffield, South Yorkshire, S25 4BD  
**£950 Per Calendar Month**

**\*\*DEPOSIT GUARANTEE SCHEME OPTION\*\***

**www.merryweathers.co.uk**

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

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Registered in England and Wales No. 6679044



Available now is this beautifully presented house, located in the sought after residential area of North Anston. The accommodation briefly comprises of; entrance hall, ground floor WC, kitchen and lounge/ dining area. To the first floor are three bedrooms, a family bathroom. Patio doors leading to rear garden. Offering local amenities schools and excellent transport links to Sheffield, Worksop and the motorway network.



**ENTRANCE HALL**

Entrance is gained via a front facing external door into the Entrance Hall, which has a staircase rising to the First Floor, and doors to the Downstairs W.C., Kitchen and Lounge/ Dining room

**DOWNSTAIRS W.C**

With front facing UPVC double glazed window, low flush W.C. and hand wash basin, heated towel rail.

**KITCHEN 12'3" x 8'6" (3.75m x 2.60m)**

With a range of modern fitted base and wall mounted units and co-coordinating work surfaces incorporating stainless steel sink and drainer with mixer tap, and a four ring gas hob with integrated oven. Front facing UPVC double glazed window and concertina doors into the Lounge/ dining room

**LOUNGE/ DINING ROOM 15'9" x 11'7" (4.81m x 3.54m)**

With a rear facing UPVC double glazed window and concertina doors out into the Garden. There is also an under stairs storage cupboard, gas central heating radiator.

**FIRST FLOOR**

**LANDING**

With doors to all bedrooms and bathroom. Also, with a built in airing cupboard.

**BEDROOM ONE 12'8" x 8'9" (3.88m x 2.68m)**

With a front facing UPVC double glazed window and central heating radiator.

**BEDROOM TWO 11'2" x 8'9" (3.42m x 2.68m)**

With rear facing UPVC double glazed window and central heating radiator.

**BEDROOM THREE 7'7" x 6'7" (2.32m x 2.02m)**

With rear facing UPVC double glazed window and central heating radiator.

**BATHROOM**

Fitted with a modern suite consisting of rectangular bath with shower over, fitted vanity unit with hand wash basin, low flush W.C. tiled walls and floor, a front facing UPVC double glazed window.

**EXTERNAL**

To the front of the property there is an open plan garden laid to lawn with a stone boundary wall and to the rear there is allocated off road parking and an enclosed garden.

**TENANCY INFORMATION**

Rent: £950  
Deposit: £1,095  
Holding Deposit: £219  
EPC Rating: C  
Council Tax Band: B  
Property Type: Mid Terrace House  
Tenure: Freehold

Parking Type: On 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>