



**MORTHEN ROAD, THURCROFT, S66**  
£1,450 per month\*

**Carter Jonas**



# MORTHEN ROAD, THURCROFT, S66

A 3 bedroom detached dormer bungalow with wrap around garden.

Accommodation comprises - GF: Entrance hallway, kitchen with integrated oven, hob and extractor fan, storeroom, sitting room/dining room, family bathroom, main bedroom with dressing room and en suite, two further bedrooms. FF: Stairs to a loft space which is boarded and carpeted.

Externally - Tarmacked driveway into a large parking area/driveway. A large lawned area wraps around the property, including a large pond and various established trees and plants. The property has various outbuildings, including an L-shaped open store, workshop with roller door and former kennel. Additionally, the property benefits from an additional 21.35 acres of bare arable land to the north east which will be available for letting at an additional cost of £2,562PA.

No white goods. Oil Central Heating. Mains electricity and water connected to the property. Drainage is via a Septic Tank. Flood Zone 1 - Low Risk. Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Available unfurnished from Early - Mid February 2025 for an initial 6 or 12 month term.

EPC Rating C. Council Tax Band D - Please see Rotherham Council for current costs.

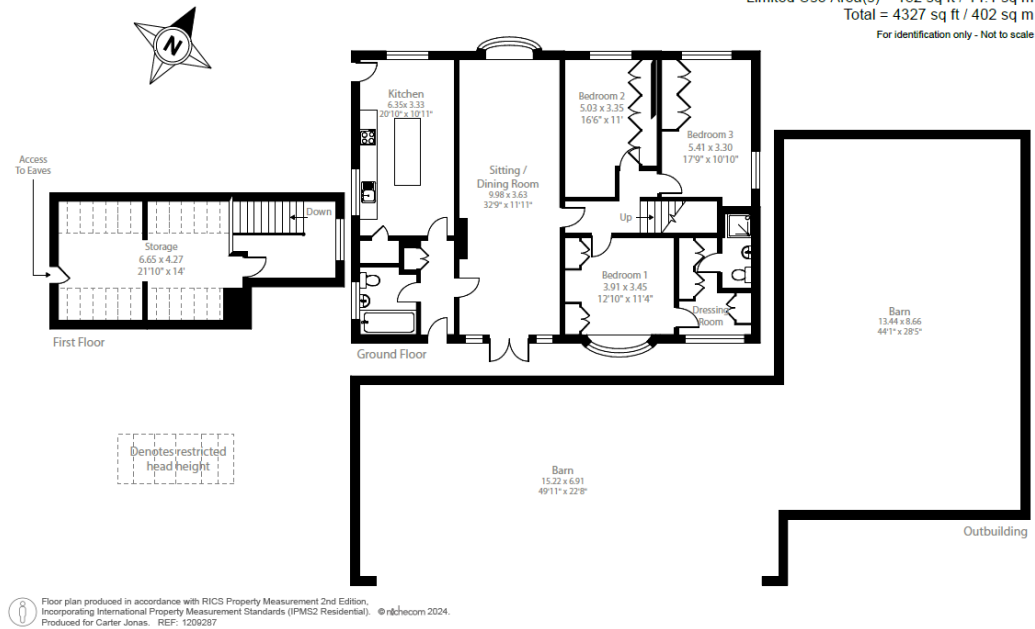
Holding deposit of 1 week's rent £334

- Council Tax = D
- Deposit Required = £1,673.00
- Minimum term 6 months
- 3 Bedrooms
- Sitting/Dining
- Room
- Kitchen
- Store Room
- 1 Bathroom
- 1 En suite Shower Room
- Dressing Room
- Wrap around garden
- Pond
- Outbuildings
- Off street parking
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

## Morthen Road, Thurcroft, Rotherham, S66

Approximate Area = 1790 sq ft / 166.3 sq m  
Outbuilding = 2385 sq ft / 221.6 sq m  
Limited Use Area(s) = 152 sq ft / 14.1 sq m  
Total = 4327 sq ft / 402 sq m  
For identification only - Not to scale



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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