

**TO LET**



**Gallow Tree Road , Brecks**  
**£875 pcm**

  
**MARTIN&CO**



## Gallow Tree Road , Brecks

Semi-Detached House,  
2 bedroom, 1 bathroom

£875 pcm

Date available: Available Now

Deposit: £1,009.61

Unfurnished

Council Tax band: B

- Fantastic Location
- Off Street Parking
- Large Enclosed Rear Garden
- Walk In Shower
- Fitted Wardrobes in Main Bedroom
- Available Now
- 

Located on a quiet street in a popular residential area this property would make the ideal home for a family, couple or single occupier. Close to both local schools and all amenities, the property also has brilliant transport links to Sheffield, Rotherham and Doncaster.

Briefly the property comprises of a small porch way to the front, leading through to the entrance hallway. To the left is the spacious living dining area, which runs the full length of the property, with patio doors providing access to the rear garden.



The kitchen is also to the rear, over looking the garden. There is an integrated oven hob and microwave. The kitchen also offers extra storage space in a cupboard under the stairs.

Upstairs the property is complete with two double bedrooms, one to the front and one to the rear. The front bedroom offers plenty of storage, with built in wardrobes and an extra storage cupboard. The second bedroom is also complete with a storage cupboard.

The family bathroom comprises of a walk in shower, sink and toilet, with neutral tiles and flooring.

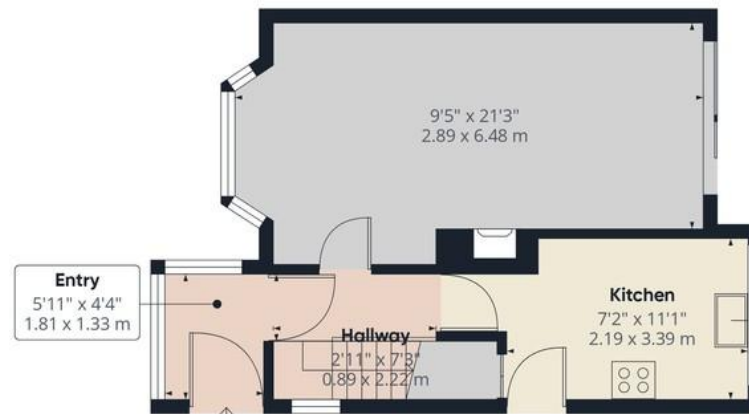
Externally the property comprises of a large enclosed rear garden, a garage and driveway to the front.

This property won't be around for long, please register your interest today!

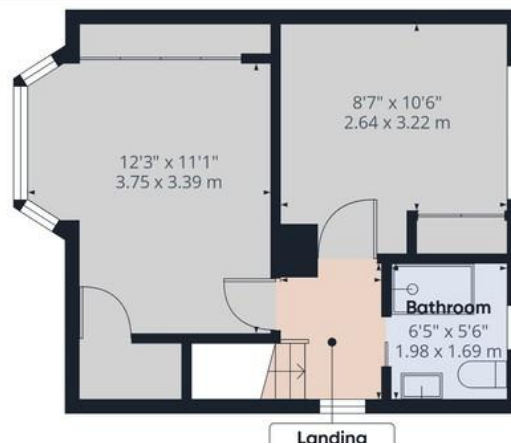


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-10	G		





Ground Floor



Landina

Approximate total area<sup>(1)</sup>  
707 ft<sup>2</sup>  
65.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are

## Martin & Co Rotherham

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