

TO LET



Church Street, Cudworth
£650 pcm

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Mid Terraced House,
2 bedroom, 1 bathroom

£650 pcm

Date available: 8th March 2024

Deposit: £750

Unfurnished

Council Tax band: A

- Recently Refurbished
- Modern Kitchen
- Rear Enclosed Yard
- Seperate Shower Cubicle
- Quality Carpets
- Great Transport Links
-

Recently refurbished to a high standard, please welcome to the market this well presented two bedroomed property for rent in Cudworth!

Briefly the property consist of a spacious living area, with grey quality carpets and a central surround. To the rear is the modern kitchen diner, complete with grey wall and base units with a dark worktop. There is an integrated oven and hob, and space under the units for a washing machine.

Upstairs there are two bedrooms, a double and a single,



both neutrally decorated with the same grey carpets and white walls. The front facing master bedrooms is really light and spacious, with two windows across one wall. The family bathroom is modern and fresh, complete with a white three piece suite, and separate shower cubide.

Externally the property has an enclosed yard to the rear, with a small patio area and the rest is AstroTurf. Parking is on street to the front of the property.

Please call now to register your interest!

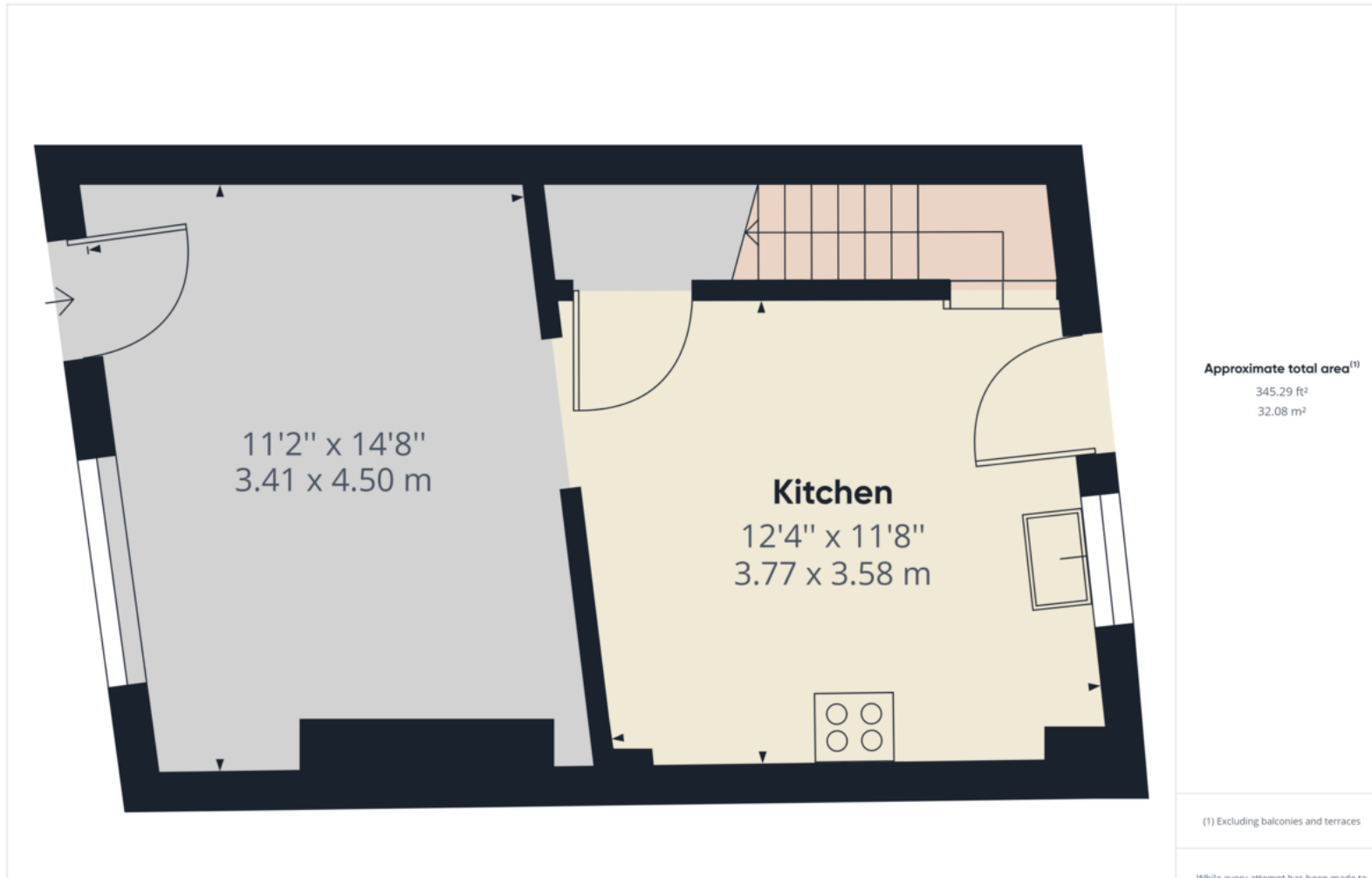


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | 87 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | 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, Scotland & Wales | | EU Directive 2002/91/EC | 1 |

Address:
Church Island, Cudworth





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

