

**TO LET**



**Houghton Road, Thurnscoe**  
**£585 pcm**

  
**MARTIN&CO**

## Houghton Road, Thurnscoe

Terraced House,  
2 bedroom, 1 bathroom

£585 pcm

Date available: Available Now

Deposit: £675

Unfurnished

Council Tax band: A

- Recently refurbished
- Built in Oven, Hob & Extractor Fan
- Enclosed Garden
- Close To Local Shops
- Modern Decor Throughout
- Gas Central Heating
- 

Close to local shops and amenities, we are pleased to offer for rent this two bedroomed mid terrace property situated on Houghton Road in Thurnscoe.

Recently refurbished with modern decoration throughout with quality carpets and flooring, the property comprises of a lounge, spacious kitchen, complete with modern gloss units and a built in oven, hob and extractor.

To the first floor there is a double and a single bedroom,



again both modernly decorated with quality carpets. The family bathroom contains a white three piece suite, complete with a shower over the bath.

Externally there is a rear enclosed garden.

This is one not to be missed!

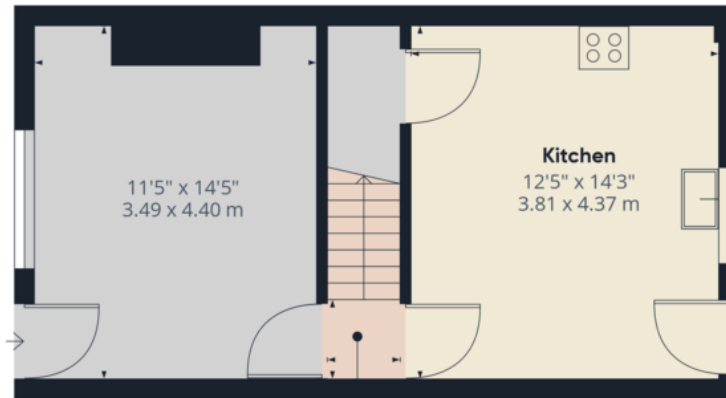


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		80
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

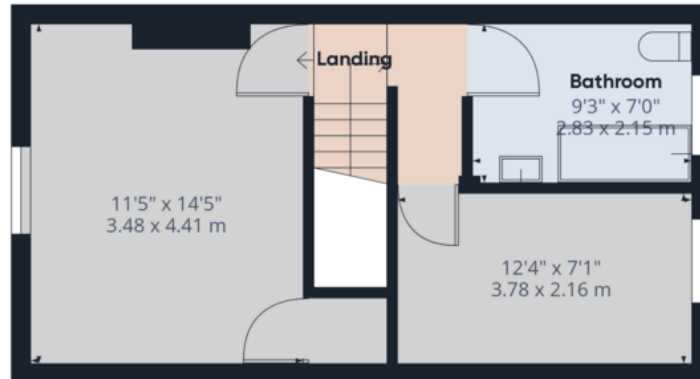
Address:  
40 Houghton Road, Paisley, West Lothian, EH26 0JY  
Reference:  
Houghton Road





Hallway  
2'11" x 3'3"  
0.90 x 1.01 m

Ground Floor



Approximate total area<sup>(1)</sup>  
730.73 ft<sup>2</sup>  
67.89 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

# 01709 544982

<http://www.martinco.com>



**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.

