

TO LET



Woodlands, Rotherham
£1,000 pcm

MARTIN&CO

Woodlands, Rotherham

Apartment,
2 bedroom, 2 bathroom

£1,000 pcm

Date available: Available Now

Deposit: £1,153

Unfurnished

Council Tax band: C

- Two double bedrooms
- En-suite bathroom
- Allocated parking
- Modern kitchen
- Integrated appliances
- Two storage cupboards
- Spacious lounge

Located in the sought-after area of Broom, 23 Woodlands offers top-floor living with modern features and excellent transport links. This two-bedroom apartment benefits from neutral decor and spacious rooms throughout.

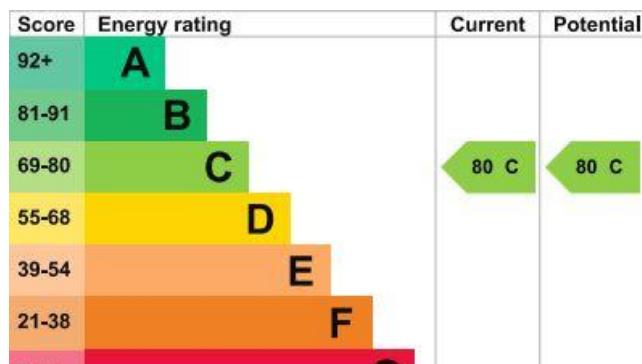
The large living room is filled with natural light, featuring a French window leading to a Juliette balcony. The kitchen is well-appointed with modern fittings, including an integrated oven, hob, fridge-freezer, dishwasher, and washing machine. The main bedroom also boasts an en-suite and French windows opening to its own Juliette balcony. The

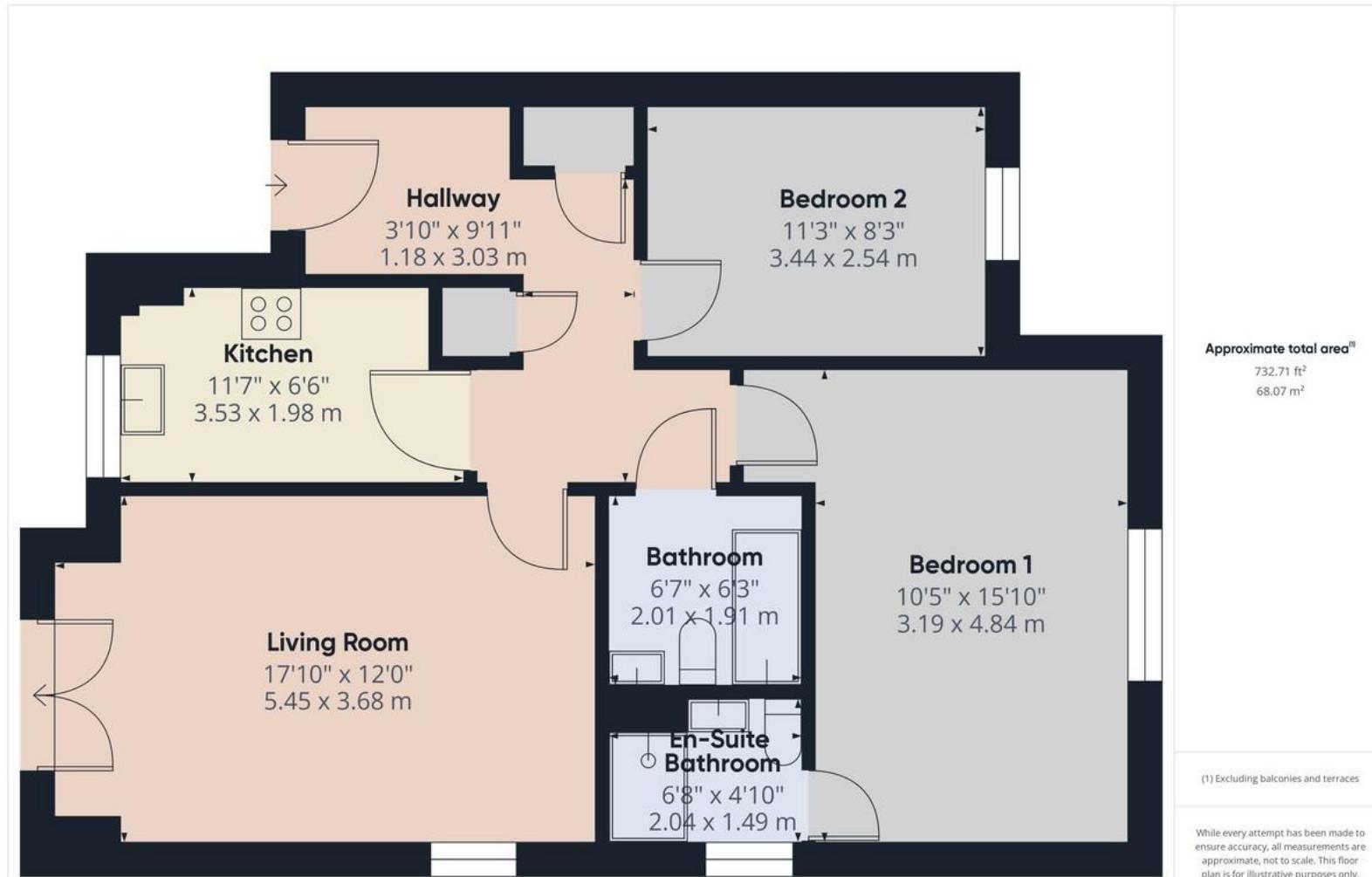


second bedroom, another double, offers flexibility for guests, work-from-home needs, or additional storage.

The apartment's hallway provides practical storage with two built-in cupboards. While the building does not include a lift, the two flights of stairs lead to this well-maintained and private top-floor setting. An allocated parking space ensures convenience, and the location is ideal, being close to Rotherham Hospital, the A630, and bus routes, making commutes straightforward. Local amenities, including supermarkets like Aldi and Morrison's, are just a short distance away, along with nearby green spaces and schools such as Oakwood High School.

Please call today to register your interest!





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.

