



£750 Monthly

The Green, Sunnyside, Rotherham  
Apartment | 2 Bedrooms | 1 Bathroom

01922 322988



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# Step Inside

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## Key Features

- Available 19th February
- First Floor Apartment
- Two Double Bedrooms
- Allocated Parking Space
- Well Presented
- Popular Location
- Long Term Let
- Four Piece Bathroom Suite
- Unfurnished

## Property Description

\*Available 19th February\* \*OPEN HOUSE SATURDAY 25TH JANUARY AT 12PM\*

Well presented two bedroom first floor apartment with private entry situated in a popular location close to local amenities and transport links.

This spacious property will be unfurnished and briefly comprises of a lounge, fitted kitchen, two double bedrooms and a bathroom with a four piece suite.

The property also benefits from having allocated parking.

Please call or email to book in a viewing!

## Main Particulars

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**Ground Floor** - Comprising of:

**Entrance Hall** - Having a front entrance door, stairs to the first floor and a tiled floor. Window to the side elevation and a radiator.

**First Floor** - Comprising of:

**Hallway** - Having laminate flooring and a useful storage cupboard housing the central heating boiler and having space for a freezer.

**Lounge** - 4.17m x 3.53m (13'08" x 11'07") - Having laminate flooring, a window to the front elevation and a radiator.

**Kitchen** - 2.57m x 2.36m (8'05" x 7'09") - Well fitted with a range of units comprising of matching wall and base storage cupboards with complementary work surfaces above. Inset sink with single drainer and mixer tap. Co-ordinating tiled splash backs, integrated electric oven and gas hob with extractor fan above, space for a washing machine and low level fridge. Laminate flooring, window to the rear elevation and a radiator.

**Bedroom One** - 3.53m x 2.74m (11'07" x 9'00") - Having a useful storage cupboard, laminate flooring, window to the front elevation and a radiator.

**Bedroom Two**

- 2.72m x 2.57m (8'11" x 8'05") - Having laminate flooring, a window to the rear elevation and a radiator.

**Bathroom** - 2.57m x 1.91m (8'05" x 6'03") - Well fitted with a four piece suite comprising of a wash hand basin and wc in vanity unit, panelled bath and fully tiled shower cubicle. Complementary partially tiled walls, extractor fan, window to the rear elevation and a radiator.

**Outside** - There is allocated parking for one car, and a shared visitor parking space.

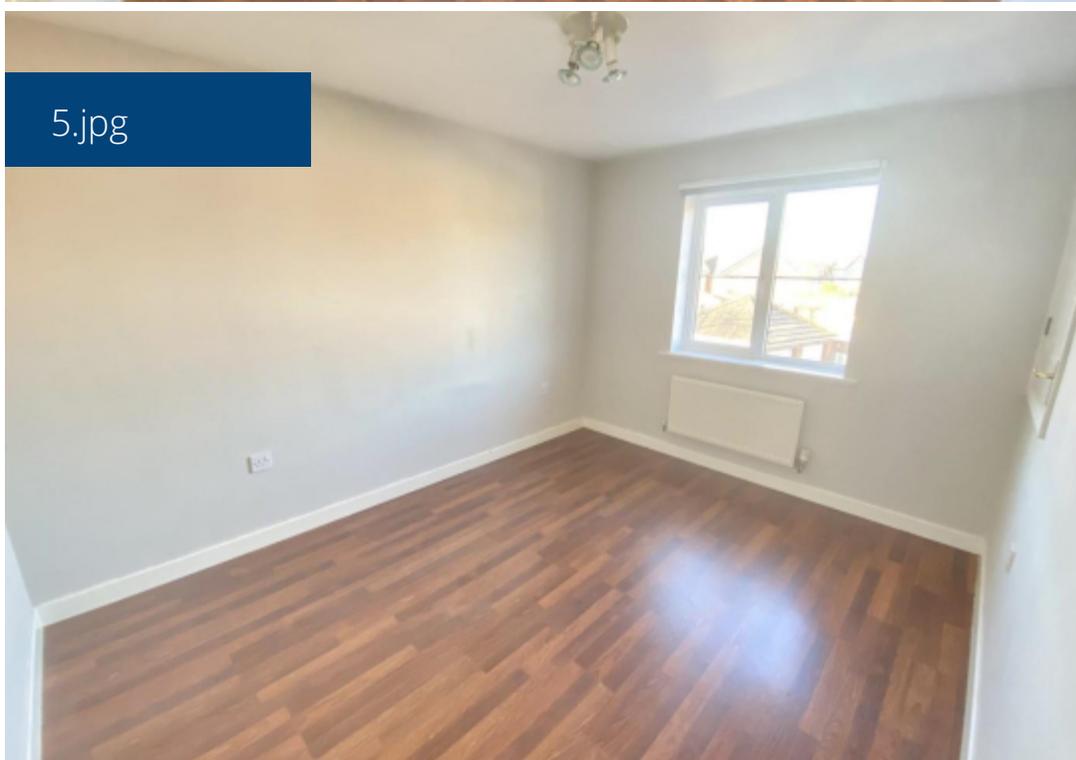
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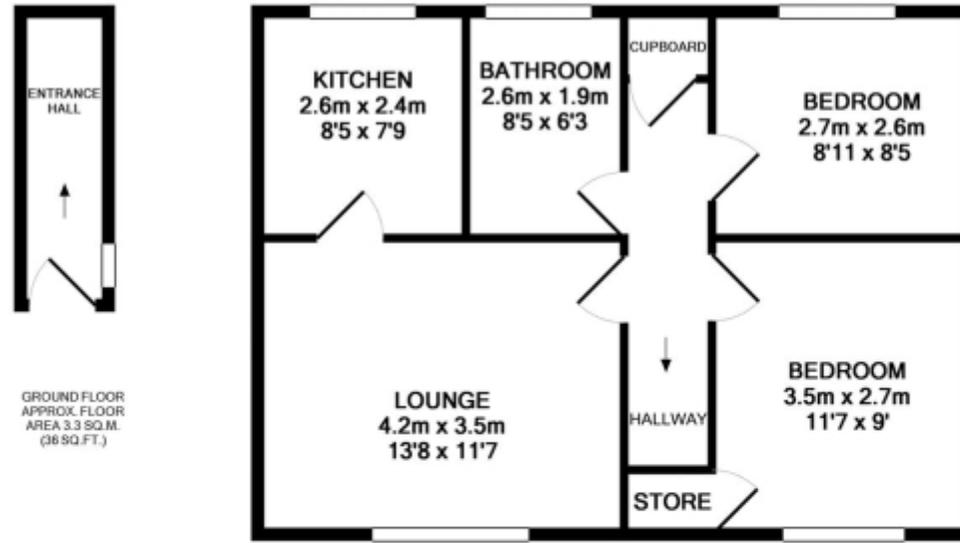


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GROUND FLOOR  
APPROX. FLOOR  
AREA 3.3 SQ.M.  
(36 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 47.9 SQ.M.  
(516 SQ.FT.)

TOTAL APPROX. FLOOR AREA 51.3 SQ.M. (552 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            | 74                         | 74  |
| (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 |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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