



MANOR FARM, SLADE HOOTON
Laughton, Sheffield



GSC GRAYS

PROPERTY • ESTATES • LAND

MANOR FARM, SLADE HOOTON

Sheffield, S25 1YQ

Manor Farm is a traditional property which has undergone modern renovations situated in a quiet rural village.

The property benefits from spacious rooms internally and generous outdoor areas and off-road parking.



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Situation & Amenities

Workshop 9 Miles, Sheffield 15 Miles, Doncaster 13 Miles. Please note all distances are approximate. Manor Farmhouse is situated in the quiet village of Slade Hooton. The property is accessible directly from the main road. The property is well situated for access onto the M18, A1 and M1.

Accommodation

The ground floor comprises of a good-sized kitchen/ breakfast room with fitted units and gas rangemaster. This leads into the dining room with access to the utility room and downstairs WC. The living room is situated through the hallway with views to the garden.

The first floor is accessible from a staircase in the hallway.

On the first floor, the master bedroom has a walk-in cupboard and good sized ensuite shower room with a large sink, WC and electric shower. The three further bedrooms are all situated off a corridor to the right of the stairs. All are spacious rooms suitable for use with a double bed. Bedroom 2 benefits from a second ensuite with sink, WC and bath. The family bathroom contains a bath, shower, sink and WC.

Externally

The property has a large driveway which is suitable for parking at least two cars with a traditional range of outbuildings.

The property benefits from a lawned garden to the east of the property which is bounded by low stone wall, hedges and fencing.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of six months at a rental figure of £2,100 per calendar month, payable in advance by standing order. In addition, a deposit of £2,423.08 shall also be payable prior to occupation.





Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or a longer period should this be agreed.

If at any time during that period you decide not to proceed with the tenancy, your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and should it transpire that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with any of the above, your deposit will be refunded within 7 days. Should you be offered, and accept to progress with a tenancy, your holding deposit will be credited to the first months rent due for the related property.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.



Manor Farm, Slade Hooton



References

The Landlords agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property. Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Local Authority

Rotherham Metropolitan Borough Council

Council Tax

For Council Tax purposes the property is banded F

Services

Mains electricity and water, gas fired central heating and mains drainage .

Particulars & Photographs

Photographs taken in September 2013 and Particulars written August 2023.

Viewings

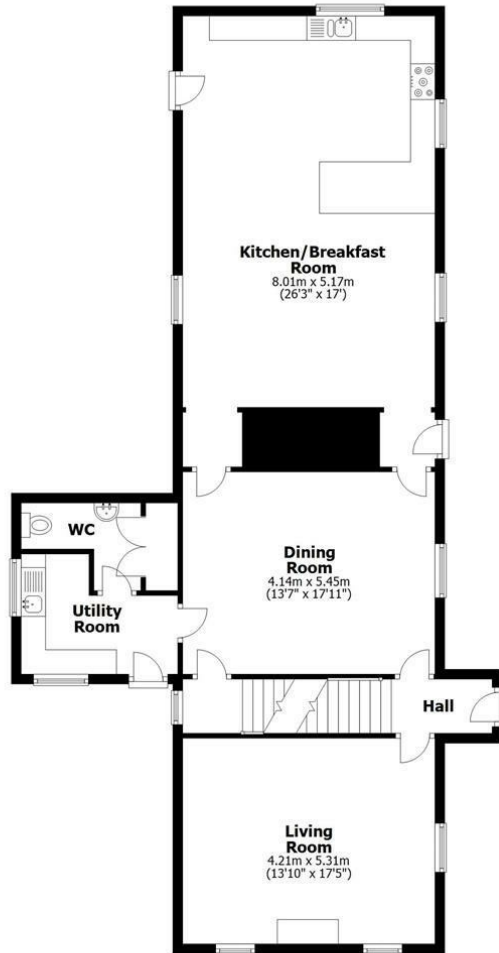
Strictly by appointment only. Please contact our Boroughbridge Office on 01423 740120 to arrange a viewing of require further information.

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Ground Floor
Approx. 112.8 sq. metres (1214.4 sq. feet)



First Floor
Approx. 115.8 sq. metres (1246.9 sq. feet)



Total area: approx. 251.5 sq. metres (2706.7 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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