



# 1 SUNNYSIDE COTTAGE SANDBECK PARK

Maltby, Rotherham, S66 8NX



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 1 SUNNYSIDE

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1 Sunnyside is a semi-detached bungalow which has recently been refurbished to a high standard.

The property benefits from spacious rooms internally, generous rear garden in a quiet rural location.



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### Situation & Amenities

Worksop 8 Miles, Sheffield 17 Miles, Doncaster 13 Miles. Please note all distances are approximate.

1 Sunnyside Cottage is situated on the quiet rural estate of Sandbeck Park. The property is accessible via a private access track. The property is well situated for access onto the M18 and A1.

### Accommodation

The property comprises of a good-sized kitchen with fitted units and electric oven and hob. This steps up into a spacious living room with garden access and utility room off with a WC and sink. Leading onto a hallway with the three bedrooms leading off: one single room and two spacious doubles. The bathroom is also accessible from the hallway with a WC, sink and walk in shower.

### Externally

The property benefits from a shared parking area and adjoining garage. Access to the property is from a rear pathway or to the front of the adjoining bungalow.

To the rear of the property, is a lawned garden with patio area.

### Viewings

Strictly by appointment only. Please email Charlotte Clayton at cac@gscgrays.co.uk to arrange a viewing or require further information.

### Terms and 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 £995 per calendar month, payable in advance by standing order. In addition, a deposit of £1,148, 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.

### 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 C.

### Services

Mains electricity. Private water supply, oil fired central heating and septic tank drainage.

### Particulars and Photographs

Photographs taken in January 2024 and Particulars written January 2024.

### Disclaimer

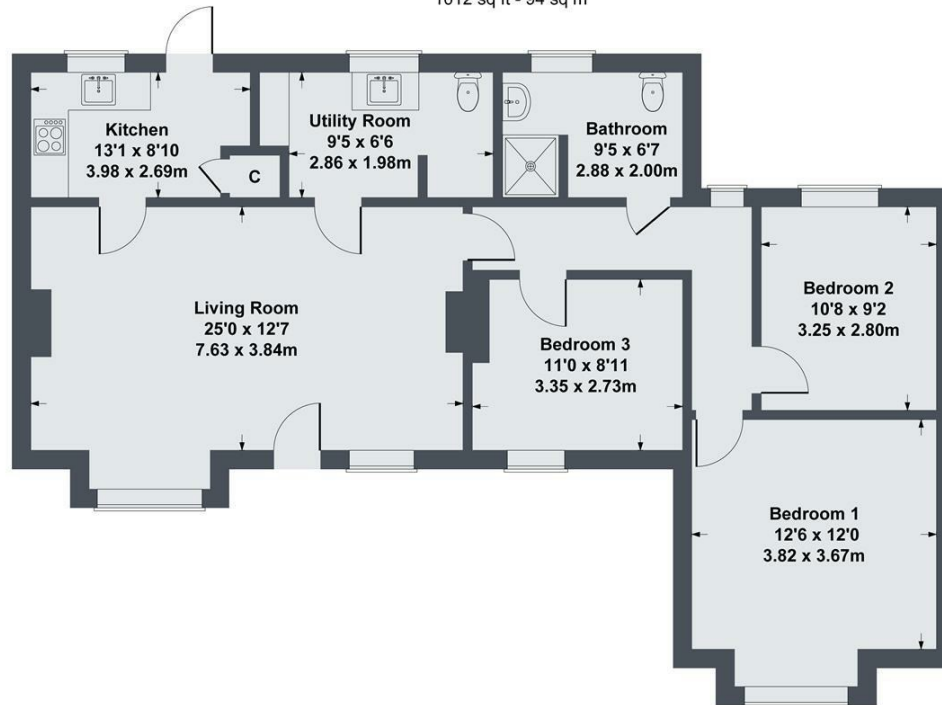
GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.



# 1 Sunnyside Cottage, Sandbeck Park, Maltby Rotherham, S66 8NX

Approximate Gross Internal Area  
1012 sq ft - 94 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## 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.