



**IVY COTTAGE, Dalton Lane Rotherham S65 3QJ**  
**Monthly Rental Of £650**



- **Charming Stone Built Cottage**
- **Modern Kitchen with Integral Appliances**
- **Semi-Rural Village Location**
- **Two Bedrooms, Modern Bathroom**
- **Cosy Lounge with Original Beams**
- **Available Now**

Available to let is this Charming Two Bedroom Cottage set within the picturesque village location of Dalton Parva which has a pleasant mix of Modern and Contemporary Fixtures and Fittings Throughout and also offers Private Off Road Parking. In brief accommodation comprises; Entrance Porch \* Lounge with Original Beams \* Modern Kitchen with Integral Appliances \* Reception Hall with Fitted Bench and Field Side Views \* A Generously proportioned Master Bedroom with Fitted Wardrobes \* Bedroom Two \* Fully Tiled Modern Bathroom \* Low Maintenance Courtyard \* Private Off Road Parking.

**VIDEO VIEWING AVAILABLE BY REQUEST.**

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##### Entrance Porch

Entry through a wood and glass paneled door into the Porch which has a light and an electric point and another door into the;

##### Lounge 17' 5" x 13' 1" (5.30m x 3.98m)

With a front facing window, recently fitted carpet flooring and feature ceiling beams. There is a TV electrical point, a modern white vertical radiator and with oak and glass double doors through to the Hall and a oak and glass door through to the;

##### Kitchen 11' 6" x 5' 4" (3.50m x 1.62m)

Appointed with a range of base, wall and drawer units with a solid wood work surface above that incorporates a gas hob and oven, extractor hood above and a bowl sink and drainer. There is a integrated dishwasher and washing machine, space for fridge freezer, a vertical modern grey radiator and tiled flooring. Open plan through to the;

##### Hall

There is fitted oak storage benches with a window which gives stunning open field views. There is a modern oak and glass staircase which rises up to the first floor landing.

##### Master Bedroom 15' 9" x 13' 5" (4.80m x 4.09m)

A generously proportioned bedroom with carpet flooring and fitted wardrobes.

##### Bedroom Two 12' 2" x 6' 7" (3.71m x 2.01m)

Single bedroom with carpet flooring and velux window.

##### Bathroom 7' 3" x 5' 7" (2.21m x 1.70m)

Appointed with a modern three piece suite comprising; WC, hand wash basin upon a tiled surface and a bath with shower above and glass screen and a tiled panel. There is a chrome towel radiator and a opaque glazed window.



##### Exterior

With a private courtyard area to the front which is enclosed by stone built walls and a wrought iron gate for access. Upon Dalton Lane is Private Off Road Parking for this property.





GROUND FLOOR 405 sq. ft.  
(37.6 sq. m.)

1ST FLOOR 385 sq. ft.  
(35.8 sq. m.)



FOR YOUR NEXT MOVE...

TOTAL FLOOR AREA: 790 sq. ft. (73.4 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not 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.  
Made with Viewpoint i2019

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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>		87
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		



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**Energy Performance Certificate (EPC)** If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

### Mortgage Services - Make it a great move with a GR8 Mortgage.



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

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If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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**GENERAL:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.