

Wentworth Road, Blackerhill £750 pcm



Wentworth Road, Blackerhill

End Terraced House, 2 bedroom, 1 bathroom

£750 pcm

Date available: Available Now

Deposit: £865

Unfurnished

Council Tax band:

- Converted loft bedroom
- Downstairs and upstairs toilets
- Feature fireplace in lounge
- Rear yard space
- Close to M1 and rail
- Quiet village location

•

Set within the quiet village of Blackerhill, 39 Wentworth Road offers a straightforward and well-presented layout with a bit more space than expected. This two-bedroom end terrace is available to rent and provides a comfortable arrangement over three levels, with a converted loft space, practical additions like a downstairs toilet, and a decent-sized rear yard for added outdoor storage or seating.

The location will suit those looking to enjoy a quieter setting while staying well-connected for work or day-to-day travel. Blackerhill sits just on the edge of both Wombwell and







Hoyland, giving access to the wider Barnsley and Rotherham areas. Junction 36 of the M1 is less than ten minutes away by car, making it especially convenient for commuters heading into Sheffield, Leeds, or further afield.

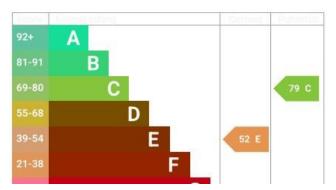
The ground floor includes a separate living room with a central feature fireplace, giving the space some character without being overdone. The kitchen sits to the rear of the home and includes navy fitted cabinets, an integrated oven and hob, and space for a washing machine. There's also a handy downstairs toilet tucked in, ideal for guests or as a back-up to the main bathroom upstairs.

On the first floor, there's a spacious double bedroom with room for wardrobes and additional furniture, and the main bathroom, which includes a full suite with bath, toilet, and sink. Stairs from the landing lead up to the converted loft bedroom – a second double room with skylight windows and sloped ceilings, providing a private sleeping space or flexible room for working from home.

Outside, there's on-street parking available directly in front of the property, and to the rear, a private yard area offers some outdoor space with low upkeep.

For local amenities, nearby Wombwell offers a range of shops, supermarkets, and takeaways – including an Aldi and Tesco Express. Hoyland town centre is also close and

includes further retail entions and eafer. The area is served











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.

