



CHERRY TREE ROAD, WALES, S26
£950 per month*

Carter Jonas

CHERRY TREE ROAD, WALES, SHEFFIELD, SOUTH YORKSHIRE, S26 5LL

A 3 bedroom detached bungalow situated within the
Village of Wales

- 3 Bedrooms
- 1 Bathroom
- 2 Receptions
- Kitchen
- Utility
- Garden
- Off-street parking

THE PROPERTY

Accommodation comprises - Entrance hallway, living room, dining room, kitchen, utility room, family bathroom and 3 bedrooms.

Externally: Off-road parking and a rear lawned garden.

No access to Loft. No white goods. Mains gas, electricity, water and drainage. Gas Heating. Flood Risk - Low.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Available unfurnished from Late April 2025 for an initial 6 or 12 month term.

EPC Rating C. Council Tax Band C (please see Rotherham Council Website for current cost)

At a rent of £950 per calendar month

Holding deposit of 1 week's rent £219

Security deposit of 5 weeks rent £1,096

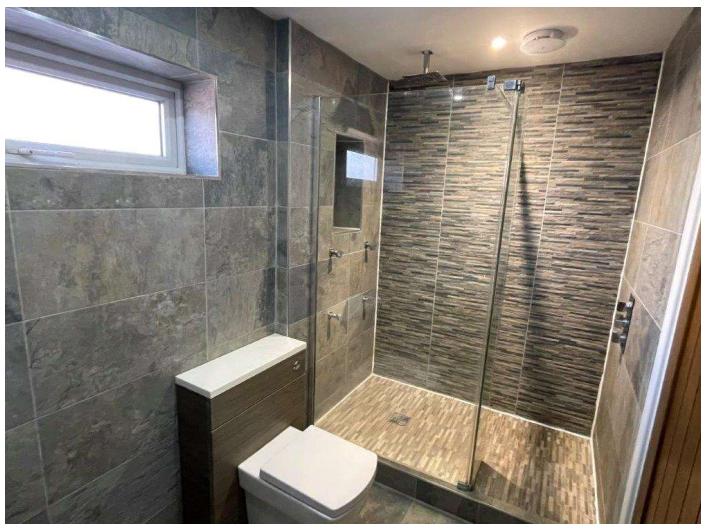


ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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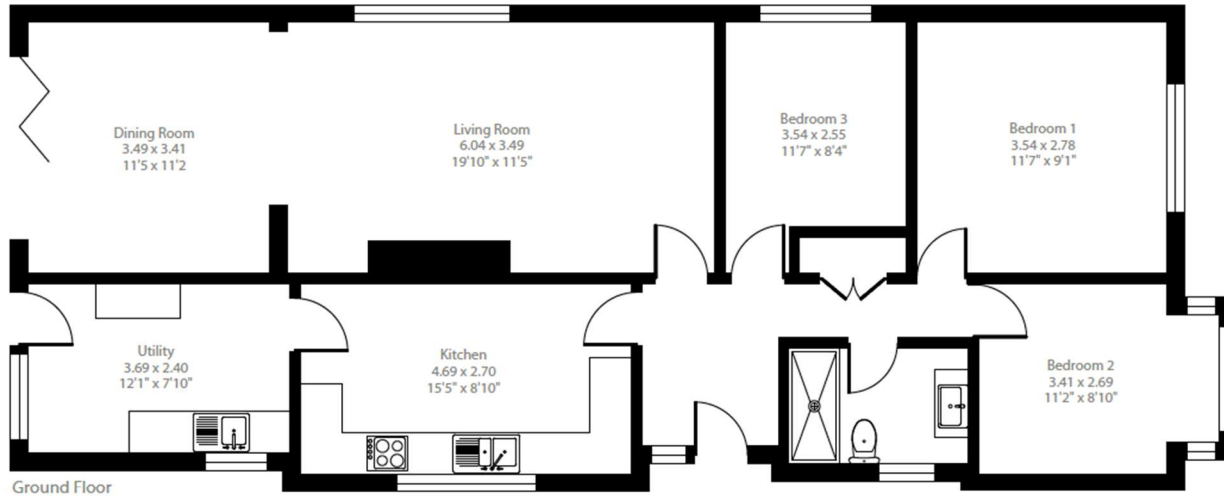
Local Authority	Rotherham Metropolitan Borough Council - Council Tax Band C
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Cherry Tree Road, Wales, Sheffield, S26

Approximate Area = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nktchecom 2025. Produced for Carter Jonas. REF: 1264580

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