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**Apt 6, Hartshaw, 35 Moorgate Road**

Rotherham

Guide Price **£99,950**



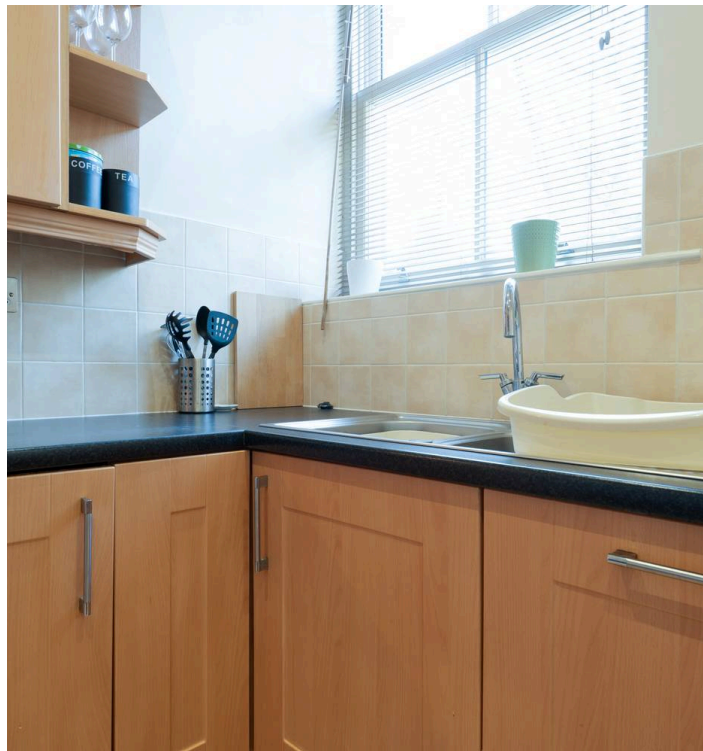
# Apartment 6

Hartshaw, Rotherham

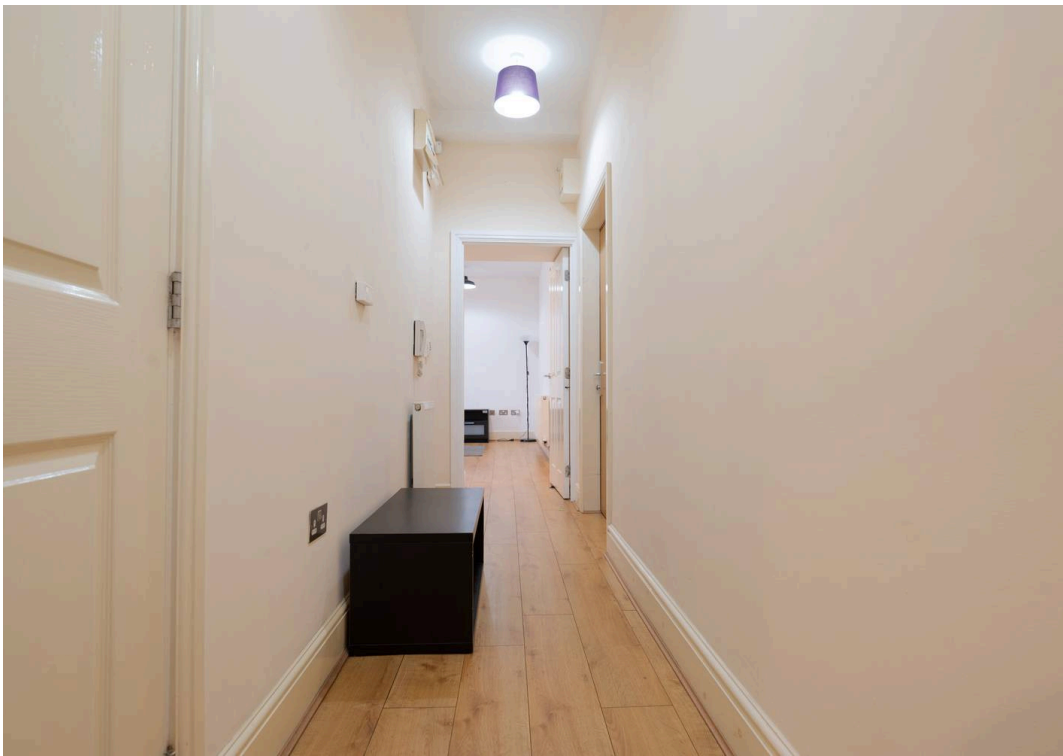
Located in the well sought after residential suburb of Moorgate is this spacious one bedroomed ground floor apartment. This period property conversion offers a light and bright modern feel throughout. Briefly consisting of an open plan kitchen/diner/living room, a bedroom with built in wardrobes and a well appointed bathroom. Creating the perfect opportunity for first time buyers, buy to let investors or those looking to downsize. Close by to numerous local amenities including shops and eateries throughout Rotherham Town Centre as well as transport links a short stroll away. Local schools include Broom Valley Community School, Thomas Rotherham College and Oakwood Technology College. This property also offers easy and convenient off road parking. It's easy to say that viewing essential to do full justice for this apartment. Council Tax band: B

Tenure: Leasehold

- ONE BEDROOMED GROUND FLOOR APARTMENT
- POPULAR RESIDENTIAL AREA OF MOORGATE
- GREAT PUBLIC TRANSPORT LINKS
- LOCAL SCHOOLS INCLUDING BROOM VALLEY COMMUNITY SCHOOL AND THOMAS ROTHERHAM COLLEGE
- LIGHT AND BRIGHT ACCOMMODATION TOTALLING 471 SQ FT
- CLOSE TO LOCAL AMENITIES INCLUDING ROTHERHAM TOWN HALL
- AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION
- LEASEHOLD PROPERTY AND COUNCIL TAX BAND B £1,769
- EPC RATING C

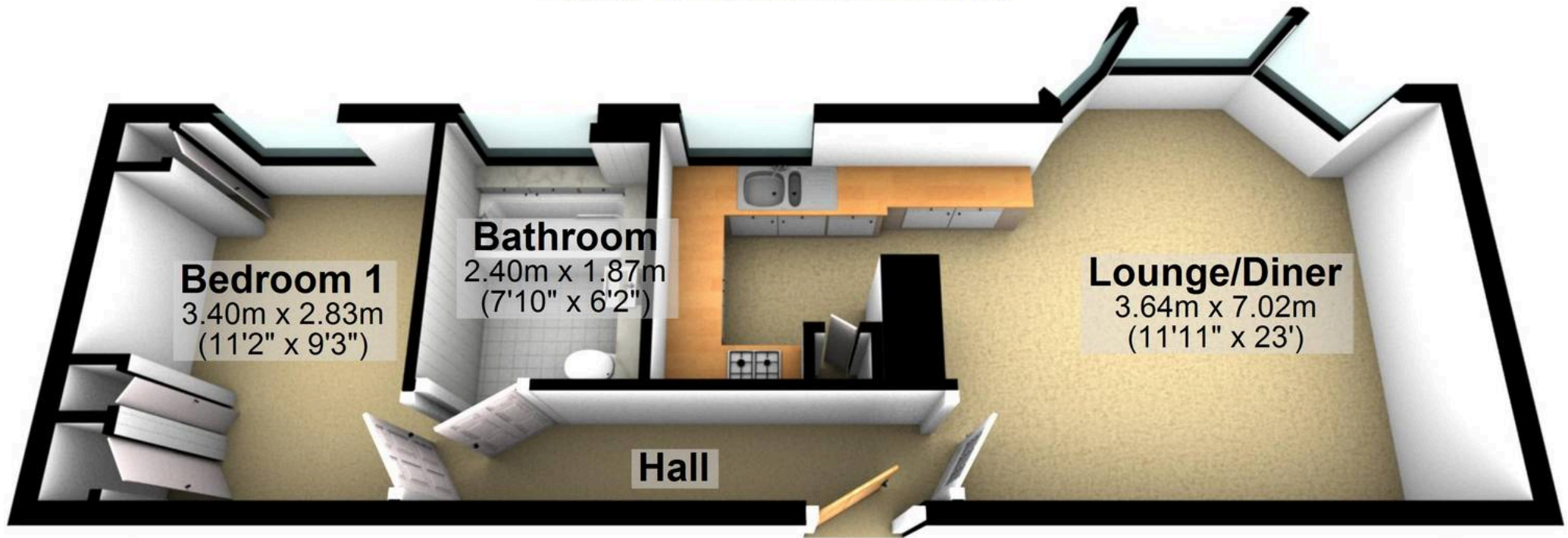






## Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



Total area: approx. 43.8 sq. metres (471.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.