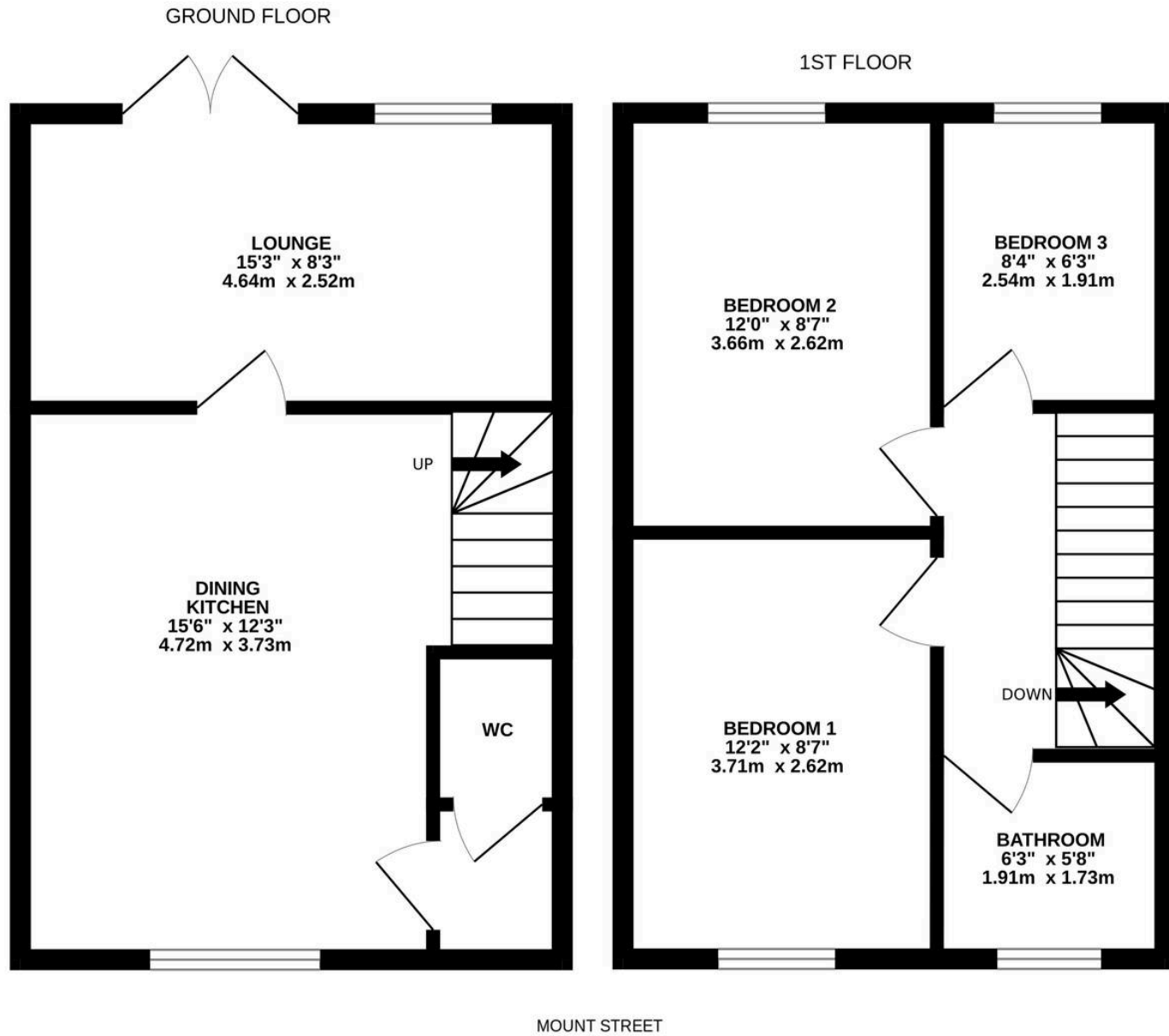




Mount Street

Rotherham

Offers Over **£110,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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.
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Mount Street

Rotherham,

SITUATED IN THIS QUIET RESIDENTIAL CUL-DE-SAC, WE OFFER TO THE MARKET THIS THREE BEDROOM SEMI-DETACHED HOME WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN. WITH ACCOMMODATION OVER TWO FLOORS AS FOLLOWS; To the ground floor, entrance hallway, downstairs W.C., dining kitchen and lounge. To the first floor, there are three bedrooms and family bathroom. Outside, there are gardens to the front and rear and off street parking. The EPC rating is C-74 and the council tax band is B.



ENTRANCE HALLWAY

Entrance gained via uPVC and obscure glazed door into the entrance hallway, with ceiling light.

DINING KITCHEN

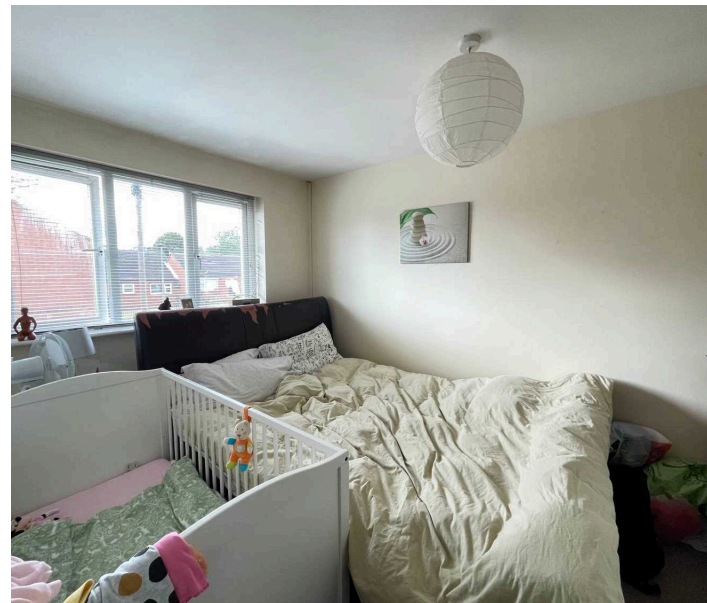
With ample room for a dining table and chairs, the kitchen itself has a range of wall and base units in a wood effect with laminate worktops and tile splashbacks. There is an integrated electric oven with a four burner gas hob and extractor fan over, there is plumbing for a washing machine, one and a half bowl stainless steel sink with chrome mixer tap over and space for further appliances. The room has two ceiling lights, central heating radiator, uPVC double glazed window to the front and staircase rising to the first floor.

LOUNGE

A rear facing reception space, with twin French doors giving access to the rear garden with additional uPVC double glazed window. There is ceiling light and central heating radiator.

FIRST FLOOR LANDING

From the dining kitchen the staircase rises and turns to the first floor landing with spindle balustrade, ceiling light and access to the loft via a hatch. Here we gain entrance to the following rooms.



BEDROOM ONE

A front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM THREE

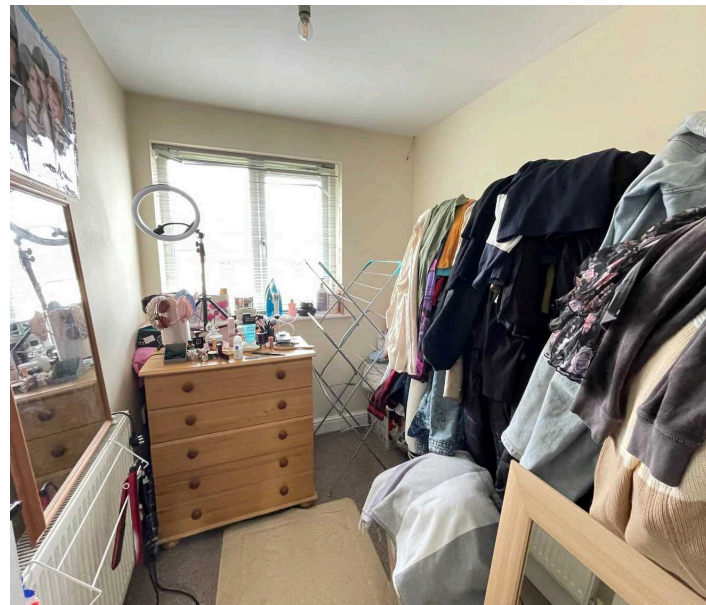
Currently used as a dressing room, there is ceiling light, central heating radiator and uPVC double glazed window.

BATHROOM

Comprising a three piece modern white suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome mixer tap and shower attachment. There is ceiling light, extractor fan, part tiling to the walls, tiled floor, central heating radiator and obscure uPVC double glazed window.

OUTSIDE

To the front of the home, there is a lawned garden space with a flagged path and there is off street parking for two vehicles. To the rear, there is an enclosed garden with perimeter fencing, lawned space and flagged seating area.



ADDITIONAL INFORMATION

The EPC Rating is C-74, the Council Tax Band is B and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm

AUCTION COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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