

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



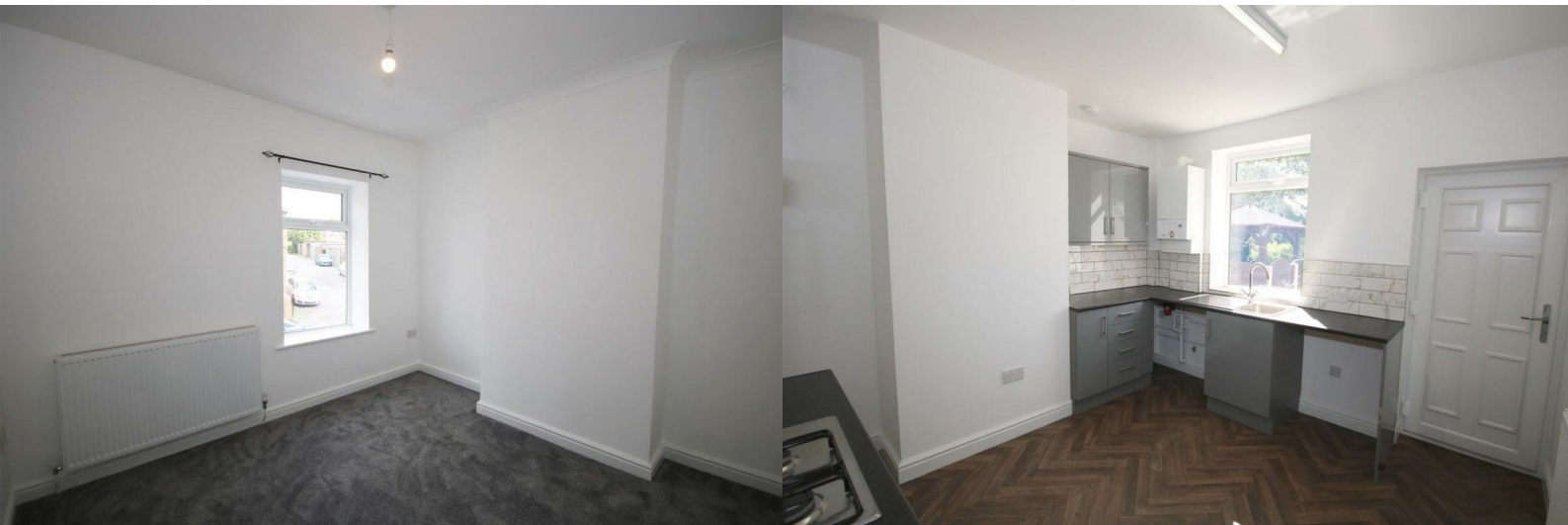
## Claypit Lane

Rawmarsh, S62 5DZ

Guide Price £110,000



Council Tax: A



# 135 Claypit Lane

Rawmarsh, S62 5DZ

Guide Price £110,000



## On The Ground Floor

### Lounge

11'2" x 10'11" (3.35m'0.61m" x 3.05m'3.35m")

Having a front facing uPVC Framed external door and a built-in meter cupboard.

### Inner Lobby

With stairway access to the First Floor.

### Newly Refitted Kitchen Diner

11'2" x 11'2" (3.35m'0.61m" x 3.35m'0.61m")

The walls being part ceramic tiled and having a stainless steel sink unit with mixer tap, set into an 'L' shaped working surface with grey close faced cupboards and drawers below, space plumbing and drainage for an automatic washing machine and space for an under counter refrigerator or tumble dryer. A further worktop with a new built-in oven and hob and cupboards below, two ranges of wall cupboards and an extractor hood over the hob position. A wall mounted gas fired central heating boiler and a uPVC Framed external door. Access to a barrel vaulted CELLAR in the basement.

## One The First Floor

### Landing

### Bedroom No.1

11'2" x 10'10" (3.35m'0.61m" x 3.05m'3.05m")

Being to the front.

### Bedroom No.2

11'4" x 5'5" (3.35m'1.22m" x 1.52m 1.52m")

Being to the rear and having a clothes closet off.

## Refitted Bathroom/W.C.

The walls being fully ceramic tiled and having a newly installed white suite of bath, wash hand basin and low flush W.C.

## Outside

A FORECOURT to the front and a good sized low maintenance GARDEN to the rear, also containing a block built store.

## Block Built Store

13'4" x 9'7" (3.96m'1.22m" x 2.74m'2.13m" )

## General Remarks

### N.B.

All measurements are approximate and unless otherwise stated, are the overall maximum measurements including into recesses and bay windows measure plaster to plaster.

### Tenure

We understand that the property is Freehold.

### Rating Assessment

We are verbally advised by The Local Authority that the property is assessed for Council Tax purposes to Band A.

### Central Heating & Double Glazing

The property has the benefit of a gas fired central heating system with panel radiators throughout, and the windows and doors throughout are uPVC framed double glazed replacement units. The property also has the benefit of high specification thermal insulation.

### Vacant Possession

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars together with the floor coverings as fitted, are included in the sale.

### Mortgage Facilities

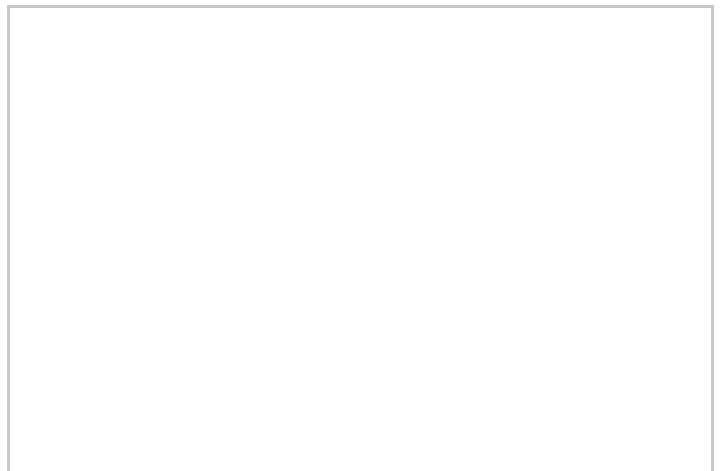
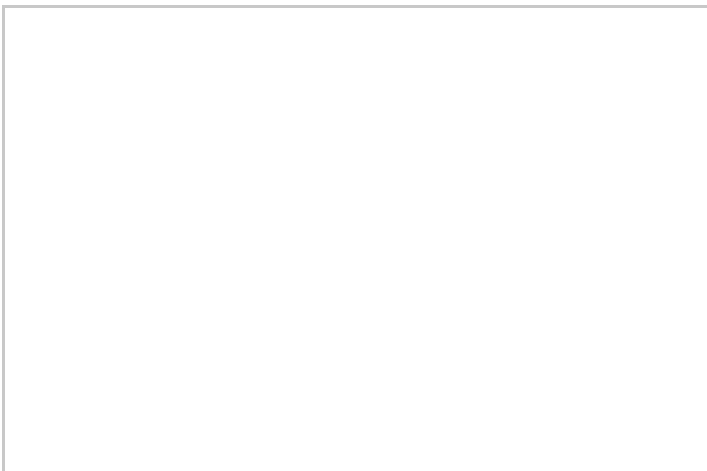
We shall be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering

checks must be completed before we can set your property live.



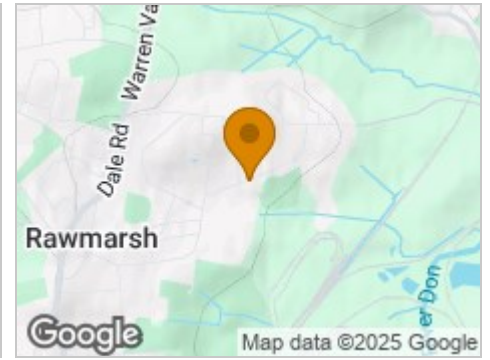
## Road Map



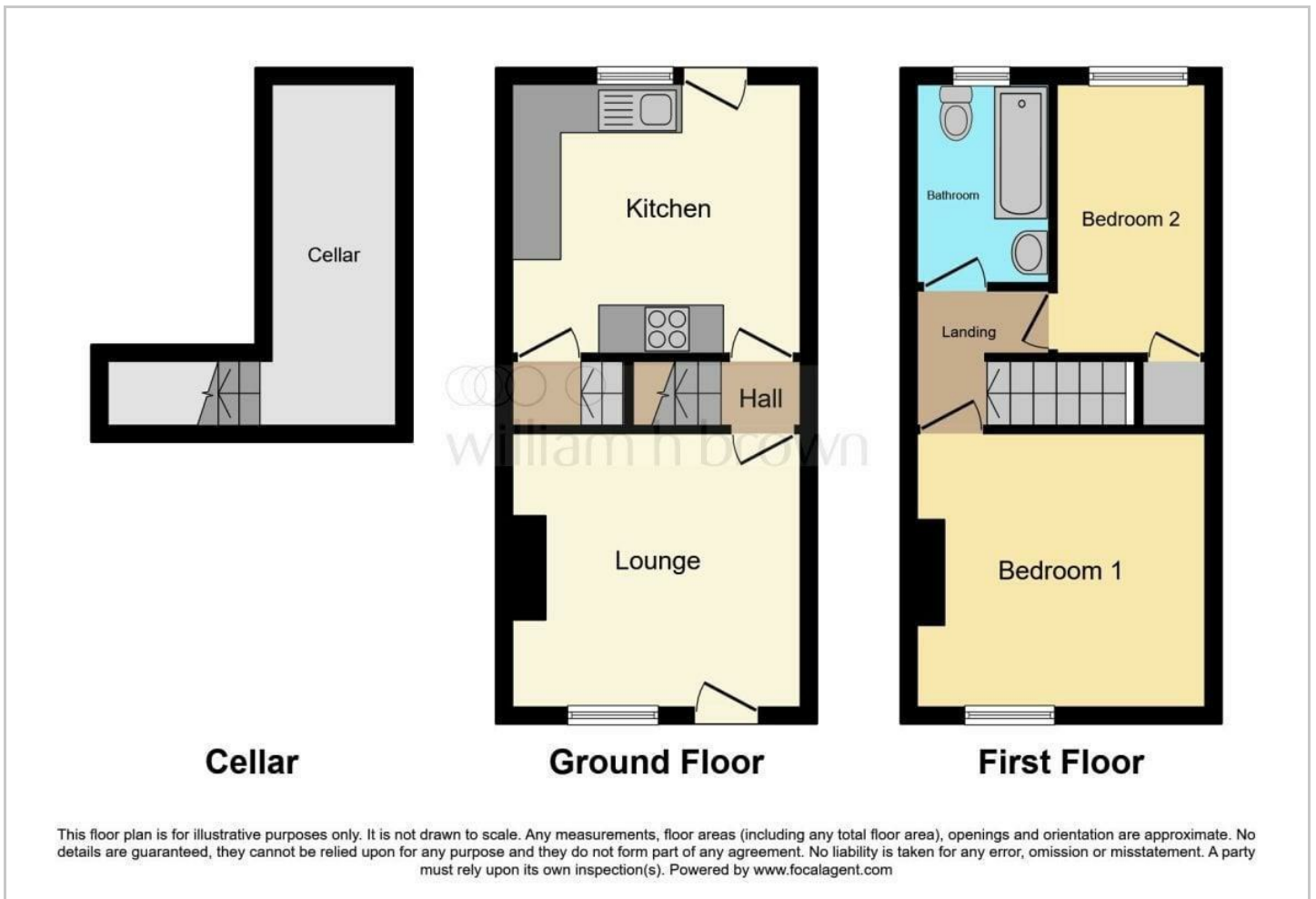
## Hybrid Map



## Terrain Map



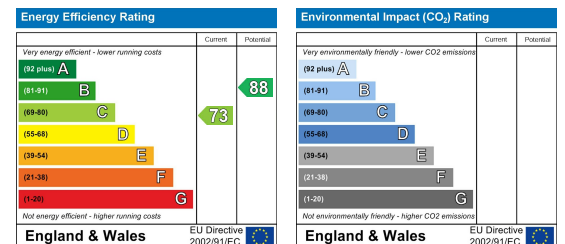
## Floor Plan



## Viewing

Please contact our Hunters Sheffield - Woodseats Office on 0114 258 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.