



## Grange Lane

Maltby, Rotherham, S66 7DN

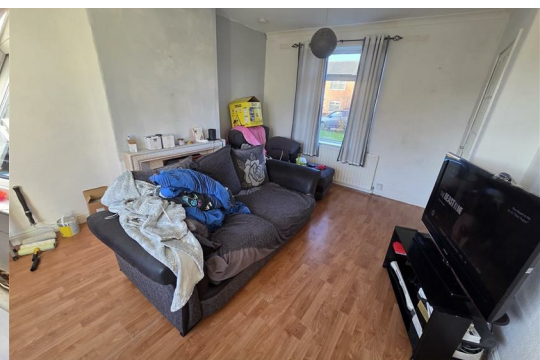
Offers over £120,000



Currently tenanted and a yield of 6%.

Current tenant would ideally love to stay on in this semi detached property which has a kitchen, lounge, ground floor wc, three bedrooms and a recently renovated bathroom. To the outside there is generous sized front and back gardens.

Situated in a friendly neighbourhood, this property benefits from local amenities right on its door step with excellent transport links, making it easy to access nearby towns and cities. Whether you are looking to enjoy the tranquillity of suburban living or the vibrancy of nearby urban life, this location offers the best of both worlds.



Description

Clark Estates are delighted to offer to the open market this three bedroom semi detached property that is currently rented to a tenant who would love to stay and currently reaches a 6% yield.

The property briefly comprises of an entrance hallway, lounge, kitchen, ground floor cloak room, three bedrooms and a recently modernised bathroom. To the outside there are large gardens to the front and rear. Located on one of the main roads of Maltby there are great transport links down into the town or a short walk down hill into the Town where an array of shops can be located.

Entrance

The property can be entered through the front wooden door into the hallway or the side door into the kitchen.

Lounge 16'0" x 10'11" (4.90m x 3.35m)

The lounge is a bright room with the natural light flooding through the dual aspect windows. An open fire with the original tiled fire place is still accessible in the room, laminate flooring, radiator with TRV and access into hallway and kitchen.

Kitchen 13'1" x 12'3" (4.00m x 3.75m)

A range of white country style wall and base units, stainless steel sink, four ring electric hob, electric oven and grill, space for washing machine, gas central heated boiler is located in the kitchen, access to the lounge.

Ground Floor WC

Separate cloakroom with toilet and side facing obscure window.

Bedroom One 14'11" x 7'6" (4.55m x 2.30m)

A front facing double bedroom with two upvc windows, carpet and radiator.

Bedroom Two 8'6" x 9'8" (2.60m x 2.95m)

A double bedroom with a side facing window, carpet and radiator.

Bedroom Three 8'10" x 7'10" (2.70m x 2.40m)

A single bedroom rear facing with carpet and radiator.

Bathroom 7'9"x 10'7" (2.37mx 3.25m)

The bathroom has recently been renovated with aqua board walls, white three piece bathroom suite with an electric shower over the bath with a glass shower screen door.

Outside

To the front and rear gardens there is are extensive lawns, front gate leading to the side of the property.

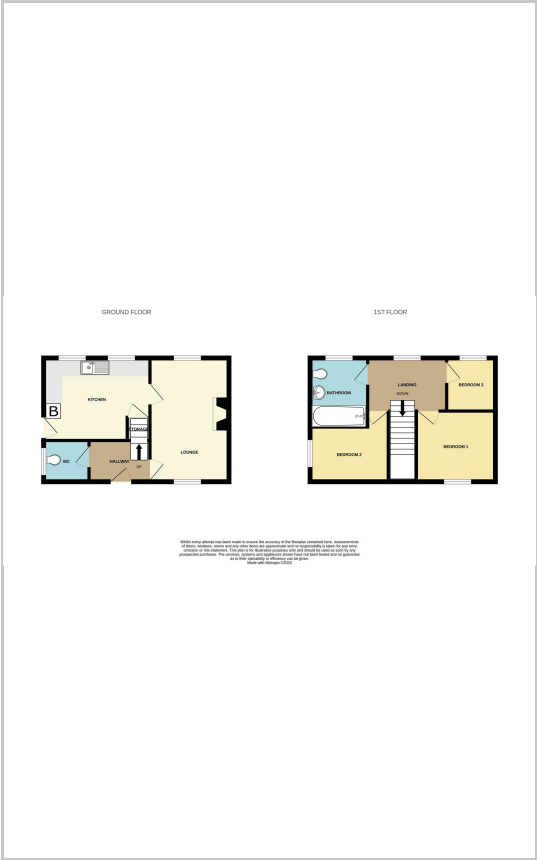
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- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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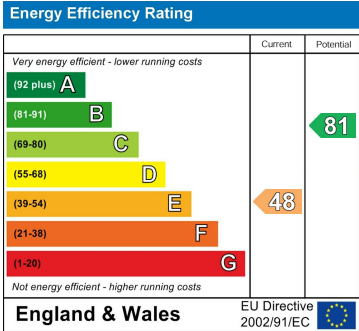
Area Map



Floor Plans



Energy Efficiency Graph



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