



May Tree Close,

Not for marketing purposes INTERNAL USE ONLY

welcome to

May Tree Close,

A three-bedroom home in Waterthorpe, ideal for first-time buyers. Featuring a lounge, modern kitchen, WC, shower room, and three bedrooms. Includes low-maintenance rear garden and off-street parking. Close to local amenities and transport links.



Hall

Having an entrance door and stairs leads to the first floor accommodation.

Wc

Having a wc and wash hand basin, front facing double glazed window.

Kitchen

11' 8" x 9' 5" (3.56m x 2.87m)

A newly fitted kitchen having a range of wall and base units, inset sink and rolled edge work surfaces. Space and plumbing for washing machine. Gas hob with extractor above and electric oven. Two rear facing double glazed windows, radiator and a door leads to the garden.

Lounge

15' 8" x 10' 9" (4.78m x 3.28m)

Front and rear facing double glazed windows and two radiators.

Landing

Bedroom One

15' 7" x 8' 9" (4.75m x 2.67m)

Side and rear facing double glazed windows and radiator.

Bedroom Two

13' 9" x 9' 6" (4.19m x 2.90m)

Rear facing double glazed window and radiator.

Bedroom Three

9' 6" x 6' 6" (2.90m x 1.98m)

Rear facing double glazed window and radiator.

Shower Room

A suite comprising walk in shower, wc and wash hand basin. Heated towel rail and front facing double glazed window.

Drive

There is a drive to the front of the property.

Garden

There is a paved garden to the rear of the property.



check out more properties at williamhbrown.co.uk



welcome to May Tree Close,

- Three bedrooms
- Newly fitted kitchen
- Ideal for first time buyers
- Great access to public transport links
- Low maintenance garden

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£180,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CPK113020 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk