



Howard Road, Maltby Rotherham S66 7PN

welcome to

Howard Road, Maltby Rotherham

**** ATTENTION INVESTORS **** - This **READY MADE INVESTMENT** is available with a sitting tenant currently making an annual return of £7800. The property is located in a popular residential area with convenient access to local amenities, schools and transport links.



Porch

A front facing UPVC door opens to the porch with internal door to the lounge

Lounge

12' Max x 10' (3.66m Max x 3.05m)

Having a front facing double glazed window, central heated radiator and arch leading to the dining room.

Dining Room

12' x 11' 11" MAx (3.66m x 3.63m MAx)

Having a rear facing single glazed window, central heated radiator, door leading to the kitchen and door to the stairs.

Kitchen

13' Max x 7' 2" Max (3.96m Max x 2.18m Max)

Fitted with a range of wall, drawer and base units, with contrasting worktops, splashbacks and an inset sink drainer. Has an integrated electric oven and electric hob. Space is available for a washing machine and fridge freezer. Has a central heated radiator, side facing double glazed window and UPVC door to the rear yard.

Bathroom

A three piece suite comprising a wash hand basin, low flush W/C and bath with electric shower overhead. Has a side facing double glazed window and a central heated radiator.

Landing

Having a side facing single glazed window and access to all first floor accommodation.

Bedroom One

11' 11" Max x 10' 11" (3.63m Max x 3.33m)

Having a front facing double glazed window and a central heated radiator.

Bedroom Two

11' 11" Max x 10' 11" (3.63m Max x 3.33m)

Having a rear facing single glazed window and a central heated radiator.

Bedroom Three

8' 6" Max x 7' 2" (2.59m Max x 2.18m)

Having a rear facing double glazed window and a central heated radiator.

Outside

Having low maintenance yards to the front and rear.



view this property online williamhbrown.co.uk/Property/MBY105643



welcome to

Howard Road, Maltby Rotherham

- ATTENTION INVESTORS!!!
- Ready Made Investment with Sitting Tenant
- Current Annual Return of £7800
- Three Bedrooms
- Enclosed Rear Yard

Tenure: Freehold EPC Rating: E

£85,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY105643



Property Ref:
MBY105643 - 0004

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.



william h brown



01709 812301



maltby@williamhbrown.co.uk



54 High Street, Maltby, ROTHERHAM, South
Yorkshire, S66 8LA



williamhbrown.co.uk