









welcome to

Post Office Row, Clifton Rotherham

A rare opportunity to purchase this Character property within the rural village of Clifton, the neighbour village to sought after Micklebring and Braithwell. Having two double bedrooms, modern kitchen & bathroom, log burner, partially converted loft space and loads of traditional features.

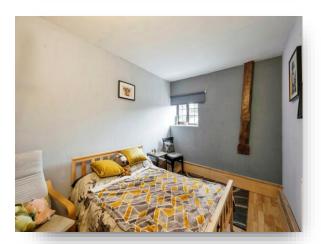












Kitchen

15' 5" Max x 9' Max (4.70m Max x 2.74m Max) A front side PVC double glazed door opens to the kitchen comprising a range of wall, drawer and base units, with contrasting wooden worktops, tiled splashbacks and an inset sink drainer. Has an integrated washing machine, electric oven and gas hob with extractor overhead. Space is available for a fridge freezer. There is a front facing double glazed window, central heated radiator and understairs cupboard.

Lounge

15' 2" x 12' 3" Max (4.62m x 3.73m Max)

Alongside the beams the focal point of this room is the fireplace with log burner. There are side and front facing double glazed windows and two central heated radiators.

Landing

Having a central heated radiator and access to all first floor accommodation.

Bedroom One

9' 3" To Front Of Wardrobes x 8' 2" extending to 12' 3" (2.82m To Front Of Wardrobes x 2.49m extending to 3.73m)

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

Bedroom Two

12' 4" x 8' 10" (3.76m x 2.69m)

Having a front facing double glazed window, central heated radiator and access to the partially converted loft space.

Loft Space

21' 4" Max x 12' 2" Max (6.50m Max x 3.71m Max) Having two double glazed skylights and a central heated radiator.

Bathroom

A three piece bathroom with exposed stone wall. Comprising a wash hand basin on vanity unit, low flush W/C and bath with shower overhead. Has part tiling to the walls, extractor an, central heated towel rail and a side facing double glazed window.

Courtyard

A shared gate provides access to this low maintenance courtyard with brick built outbuilding. There is a right of access over this courtyard for the neighbouring property.





welcome to

Post Office Row, Clifton Rotherham

- Character Property with Two Double Bedrooms
- Village Location
- Modern Kitchen & Bathroom
- Log Burner
- Partially Converted Loft Space

Tenure: Freehold EPC Rating: C

offers in the region of

£210,000





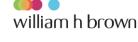




view this property online williamhbrown.co.uk/Property/MBY105667



Property Ref: MBY105667 - 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.





01709 812301



maltby@williamhbrown.co.uk



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



williamhbrown.co.uk

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.