



Scholfield Crescent, Maltby Rotherham S66 7HY

welcome to

Scholfield Crescent, Maltby Rotherham

Available with NO CHAIN is this three double bedroom home that has been lovingly maintained by the current vendors. Having two reception rooms, open plan kitchen, modern shower room, additional downstairs W.C. and an enclosed rear courtyard. Early viewings are highly recommended.



Porch

A front facing UPVC double glazed door opens to the porch with side double glazed windows and internal door to the hall.

Hall

Having a central heated radiator and stairs to the first floor.

Lounge

15' 8" Max x 10' 10" (4.78m Max x 3.30m)

The focal point of the room is the lovely parquet flooring. Has an electric fire with surround, front facing double glazed window, central heated radiator and double doors leading to the dining room.

Dining Room

13' 7" x 11' 11" Max (4.14m x 3.63m Max)

Being open plan into the kitchen with an electric fire, rear facing double glazed window and a central heated radiator.

Kitchen

13' 5" x 6' 10" (4.09m x 2.08m)

Comprising a range of wall, drawer and base units, with contrasting worktops, tiled splashbacks and an inset sink drainer. Space is available for a cooker and fridge freezer. Has an understairs cupboard/pantry and a rear facing double glazed window.

Rear Entrance

Having a UPVC double glazed door onto the rear courtyard and access to W.C/Utility.

W.C / Utility

Having a wash hand basin, W.C, space for a washing machine and tumble dryer and has a side facing double glazed window.

Landing

Providing access to the loft space and all first floor accommodation.

Bedroom One

13' 11" x 9' 4" Max (4.24m x 2.84m Max)

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

Bedroom Two

10' 5" Max x 10' 1" Max (3.17m Max x 3.07m Max)

Having a built in cupboard, rear facing double glazed window and a central heated radiator.

Bedroom Three

10' 10" Max x 9' 6" (3.30m Max x 2.90m)

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

Shower Room

A three piece suite comprising a wash hand basin, low flush W.C. and walk in shower. Having PVC paneling to the walls, central heated towel rail and a rear facing double glazed window.

Outside

To the front of the property is a enclosed garden with hedgerow.

To the rear is an enclosed and low maintenance courtyard with outside tap and brick built outbuilding.



view this property online williamhbrown.co.uk/Property/MBY105889



welcome to

Scholfield Crescent, Maltby Rotherham

- NO CHAIN!!
- Three Double Bedrooms
- Two Reception Rooms
- Additional Downstairs W.C.
- Enclosed Rear Courtyard

Tenure: Freehold EPC Rating: D

£95,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY105889



Property Ref:
MBY105889 - 0003

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