



Highfield Park, Maltby Rotherham S66 7DU

welcome to

Highfield Park, Maltby Rotherham

* ATTENTION INVESTORS * - A READY MADE INVESTMENT, available with a long term sitting tenant of 10 years, with an annual return increasing to £7200 in April this year. This property is well-maintained throughout, whilst being conveniently located to local amenities. schools and transport links.



Entrance Hall

Entrance through a front upvc double glazed door leading onto the stairs for the first floor accomendation. Entrance hall features spotlighting and one central heated radiator.

Lounge

16' x 10' 11" Max (4.88m x 3.33m Max)
Lovely bright lounge area with a bow fronted double glazed window and one central heated radiator. Having a gas fire and surround being a great focal point to the room.

Kitchen

11' 11" Max x 10' 1" (3.63m Max x 3.07m)
A modern fitted kitchen comprising a range of wall, drawer and base units, with contrasting worktops, tiled splashbacks and a sink/drain. Having an intergrated dishwasher, electric oven and hob with extractor above. The kitchen benefits from a pantry cupboard, a rear double glazed window and one central heated radiator.

Conservatory

19' 6" x 7' 3" (5.94m x 2.21m)
Having a solid roof, cenral heated radiator, plumbing for a washing machine, rear facing doube glazed window and double glazed french doors onto the garden.

Bathroom

A beautiful modern three piece suite comprising a wash hand basin, a w.c and bath tub with a mains shower over head. Featuring spotlighting and stylish tiling to the walls, whilst having one central heated radiator, an extractor fan and a front facing double glazed window.

Landing

Landing area with access to all three bedrooms, bathroom and loft though a loft hatch. Offering one rear double glazed window.

Bedroom One

9' 3" Max x 16' 1" (2.82m Max x 4.90m)
Dual aspect master bedroom with ensuite, having both a front and rear double glazed window and two central heated radiators.

Ensuite

Ensuite shower room comprising a wash hand basin and vanity, a w.c and shower cubicle with an electric shower. This room features tiling to the walls and a front facing double glazed window.

Bedroom Two

11' 7" Max x 7' 7" Into door recess (3.53m Max x 2.31m Into door recess)

A double bedroom with fitted wardrobes, having a front facing double glazed window and two central heated radiator.

Bedroom Three

8' 1" x 8' (2.46m x 2.44m)
Having a rear double glazed window and one central heated radiator.

Workshop / Outbuilding

23' 9" x 7' 2" (7.24m x 2.18m)
Bricked outbuilding with power, lighting and two windows giving it an ideal space to be used as a workshop.

Outside

The front of the property offers a gated paved driveway.

To the rear is a private garden with paved patio area leading to a lawn, with access to an outside tap.



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Highfield Park, Maltby Rotherham

- ATTENTION INVESTORS.!!
- Ready Made Investment With A Long Term Sitting Tenant of 10 Years
- Increase of Annual Return £7200
- Three Bedroom Mid-Terraced Property
- Well-Maintained Throughout

Tenure: Freehold EPC Rating: D

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106038 - 0002

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