

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/drainer. 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" ($7.24m \times 2.18m$) 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





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Property Ref: MBY106038 - 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.

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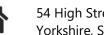
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Please note the marker reflects the

postcode not the actual property

Map data ©2025



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