



Howard Road, Bramley Rotherham S66 2SX

welcome to

Howard Road, Bramley Rotherham

GUIDE PRICE - £180,000 - £190,000 - HAPPINESS IS HOMEMADE! Situated in the ever popular S66 postcode, Well placed for amenities, SCHOOLS & MOTORWAY links - this three bed semi-detached makes an excellent family home. Boasting a DRIVE, GARAGE & a generous sized GARDEN - CALL US NOW!



Entrance Porch

Having a front facing double glazed window & a side facing double glazed window & door.

Entrance Hall

Having a front facing door, a central heating radiator and the stairs to the landing.

Lounge

13' into chimney breast recess x 12' 8" (3.96m into chimney breast recess x 3.86m)

Having a front facing double glazed window, a central heating radiator and a feature fireplace.

Dining Room

8' 5" x 10' 5" (2.57m x 3.17m)

Having rear facing sliding doors into the conservatory and a central heating radiator.

Kitchen

7' 9" x 10' 9" (2.36m x 3.28m)

Fitted with wall and base units housing the hob & the oven with worktops housing sink & drainer.

There is also space and plumbing for a fridge/freezer, a washing machine & a dishwasher. Having a rear facing double glazed window & door.

Conservatory

12' 7" x 9' (3.84m x 2.74m)

Having side facing patio doors leading to the garden with surrounding windows and an electric heater.

Landing

Having a side facing double glazed window and providing access to the loft.

Bedroom One

12' 10" x 9' 7" into chimney breast recess (3.91m x 2.92m into chimney breast recess)

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

Bedroom Two

9' 7" x 10' 4" (2.92m x 3.15m)

Having a rear facing double glazed window and a

central heating radiator.

Bedroom Three

6' 5" x 7' 4" (1.96m x 2.24m)

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

Shower Room

Fitted with a shower, a wash hand basin and a W.C.

Having a rear facing double glazed window.

Outside

To the front is a drive & a garage providing off road parking.

To the rear is a lawned garden with a patio & a decked area.



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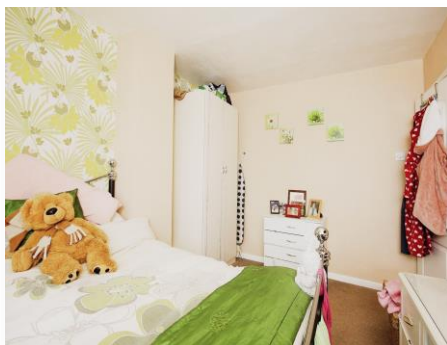
Howard Road, Bramley Rotherham

- Three bedroom semi detached
- Popular location - well placed for amenities, schools & transport links
- Spacious accommodation
- Driveway & garage providing off road parking
- Good sized rear garden with decking and a patio area

Tenure: Leasehold EPC Rating: D

guide price

£180,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
RTF113574 - 0006

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 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk