



Dapple Grove, Wickersley Rotherham S66 1DE

welcome to

Dapple Grove, Wickersley Rotherham

BE A PART OF THIS EXCITING NEW DEVELOPMENT IN AN EXCLUSIVE LOCATION.

Offering properties available to purchase on a 25% SHARED OWNERSHIP BASIS.



Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details

Entrance Hall

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

Downstairs W.C.

Fitted with a hand wash basin, a W.C. an extractor fan and a central heating radiator.

Lounge

15' 5" to maximum point x 9' 5" to maximum point (4.70m to maximum point x 2.87m to maximum point)
Having a rear facing double glazed window and patio doors and a central heating radiator.

Kitchen

8' 4" to maximum point x 14' 5" to maximum point (2.54m to maximum point x 4.39m to maximum point)
Fitted with wall and base units housing the integrated hob, the oven and extractor fan with worktops housing the sink & drainer. There is also space and plumbing for a fridge/freezer, a washing machine and a dishwasher. Having a front facing double glazed window and a central heating radiator.

Landing

Providing access to the loft via hatch.

Bedroom One

10' 9" to maximum point x 15' 6" into recess (3.28m to maximum point x 4.72m into recess)
Having two front facing double glazed windows, a central heating radiator and built in storage cupboard.

Bedroom Two

8' 7" to maximum point x 13' 1" to maximum point (2.62m to maximum point x 3.99m to maximum point)
Having a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a rear facing double glazed obscured window, a central heating radiator and an extractor fan.

Outside

To the front is a drive providing off road parking, a lawned garden and an outside tap.

To the rear is an enclosed lawned garden with a patio area and a side gate.



view this property online williamhbrown.co.uk/Property/RTF114507



welcome to

Dapple Grove, Wickersley Rotherham

- Two bedroom semi detached
- Available to purchase on a shared ownership basis between 25%-75%
- Exciting new development
- Off road parking
- VIEW NOW

Tenure: Leasehold EPC Rating: B

£60,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF114507

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:
RTF114507 - 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.

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