









# welcome to

# **Hartshaw Moorgate Road, Rotherham**

GUIDE PRICE £125,000 - £130,000 - THE ACE OF SPACE - This beautifully presented upper floor apartment is offered to market boasting spacious accommodation throughout with modern style decor. Well placed to ROTHERHAM TOWN CENTRE, ROTHERHAM GENERAL HOSPITAL, local amenities & transport links.













#### **Entrance Hall**

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

## **Lounge / Kitchen / Diner**

22' 7" to maximum point x 12' 1" to maximum point ( 6.88m to maximum point x 3.68m to maximum point ) Being open plan having rear facing double glazed patio doors to the Juliet balcony and a central heating radiator.

The kitchen is fitted with wall and base units housing the integrated hob, the oven and the extractor fan, the dishwasher and the washing machine and the fridge/freezer with worktops housing the sink & drainer. Having a front facing double glazed window and a central heating radiator. Also fitted with spotlights to the ceiling throughout.

## Landing

Benefiting from a generous sized built in storage cupboard and providing access to the loft.

#### **Bedroom**

9' 10" to maximum point x 13' 11" to maximum point ( 3.00m to maximum point x 4.24m 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 heated towel rail, spotlights to the ceiling and an extractor fan.

#### Outside

Benefiting from a communal garden and an allocated parking space.





## welcome to

# Hartshaw Moorgate Road, Rotherham

- One bedroom upper floor apartment
- Beautifully presented and spacious accommodation throughout-move in ready
- Well placed to local amenities & transport links
- Allocated parking space & communal garden
- VIEW NOW!!!

## Tenure: Leasehold EPC Rating: B

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.

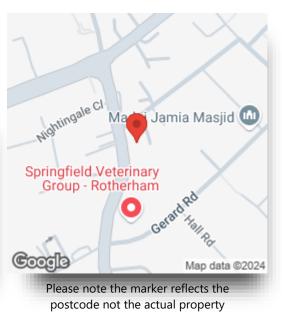
# guide price

# £125,000 - £130,000









view this property online williamhbrown.co.uk/Property/RTF114634



Property Ref: RTF114634 - 0005 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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