

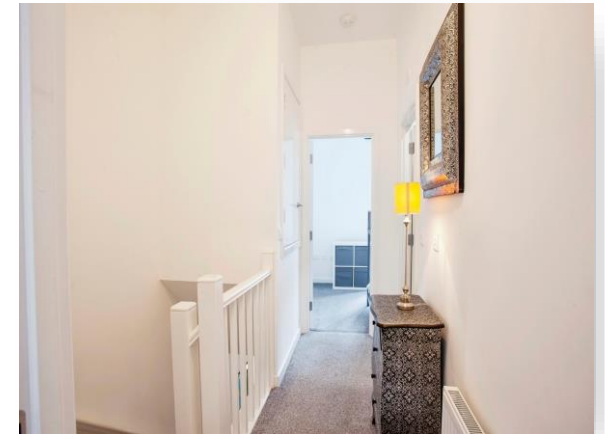


Wellgate Place, Rotherham S60 2EJ

welcome to

Wellgate Place, Rotherham

FIRST STEP ON THE LADDER - This beautifully presented two bedroom mid terraced is offered to market making the ideal purchase for the FTB/small family buyer. Boasting modern and spacious accommodation throughout with off road parking a rear garden...CALL TO VIEW!!!



Entrance Hall

Having a front facing door and a radiator.

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

Lounge / Kitchen / Diner

29' 3" x 13' 2" to maximum point (8.92m x 4.01m to maximum point)

Being an open plan room comprising of:-

To the front of the front of the property is the dining area having a front facing window.

To the middle is the Kitchen fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer.

To the rear is the Lounge having rear facing patio doors leading to the garden.

Having two radiators and spotlights to the ceiling throughout.

Downstairs W.C.

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

Landing

Having a built in storage cupboard and providing access to the loft.

Bedroom One

11' 8" x 13' 5" to maximum point (3.56m x 4.09m to maximum point)

Having a rear facing window and a radiator.

Bedroom Two

6' 3" x 11' 2" (1.91m x 3.40m)

Having a front facing window and a built in storage cupboard.

Bathroom

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

Outside

To the front is a drive providing off road parking with an outdoor electric point.



view this property online williamhbrown.co.uk/Property/RTF115002



welcome to

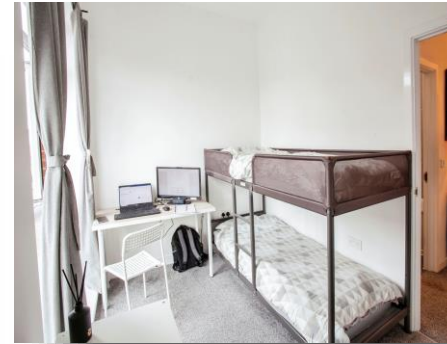
Wellgate Place, Rotherham

- OFFERED ON A 25% SHARED OWNERSHIP BASIS
- Two bedroom mid terraced property
- Beautifully presented throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/small family

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.

£38,750



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.williamhbrown.co.uk/Property/RTF115002) williamhbrown.co.uk/Property/RTF115002



Property Ref:
RTF115002 - 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.

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](https://www.williamhbrown.co.uk)