

property details **approval form**

162 Claypit Lane, Rawmarsh, Rotherham, South Yorkshire, England, S62 5JJ

Date: 23 July 2024

Property Ref and Version: RTF115078 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£145,000

Tenure: Freehold

>> **key features**

- > END TERRACE
- > EXTENDED
- > CONVERTED CELLAR
- > REAR DECKING AREA AND GARDEN
- > OFF ROAD PARKING
- > EPC Rating: Awaited

>> **short description**

THE ACE OF SPACE!! THE ACE OF SPACE!! Currently used as a FOUR bedroom property spread out over three levels, this tardis needs to be viewed! PARKING INCLUDED, CALL NOW TO VIEW!

>> **long description**

>> **directions**

>> **Agent Note**

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>> **room description**

Lounge

12' 4" x 11' 10" (3.76m x 3.61m)

The lounge has a front facing double glazed bay window, radiator and feature fireplace with log burner

Kitchen/Dining Room

25' 4" x 12' 1" narrowing to 8' (7.72m x 3.68m narrowing to 8')

The extended kitchen diner has a radiator, side facing double glazed window, rear facing double glazed window and rear facing door to the garden.

The kitchen is fitted with a range of base and wall units and has integrated appliances such as a dishwasher, fridge freezer and washing machine. There is also an integrated oven and induction hob.

The kitchen also allows access to the converted cellar.

Cellar

11' 10" irregular head height x 11' 1" (3.61m irregular head height x 3.38m)

Fully converted by the current owners and used as a bedroom with central heating radiator

Landing

The spacious landing has two radiators and a rear facing double glazed window.

Bedroom One

9' 9" x 9' 7" (2.97m x 2.92m)

With side facing double glazed window

Bedroom Two

12' 3" into recess x 6' 5" (3.73m into recess x 1.96m)

With a front facing double glazed window.

Bedroom Three

8' 1" x 5' 1" (2.46m x 1.55m)

With a side facing double glazed window, built in storage that gives access to the loft.

Bathroom

The spacious family bathroom has a shower cubicle, bath, WC, Hand wash basin with built in storage underneath and a heated towel rail.

Front Garden

To the front of the property is small yard.

Rear Garden

The rear garden has a nice decking area and artificial lawn. There is also off road parking to the rear.

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>> property images



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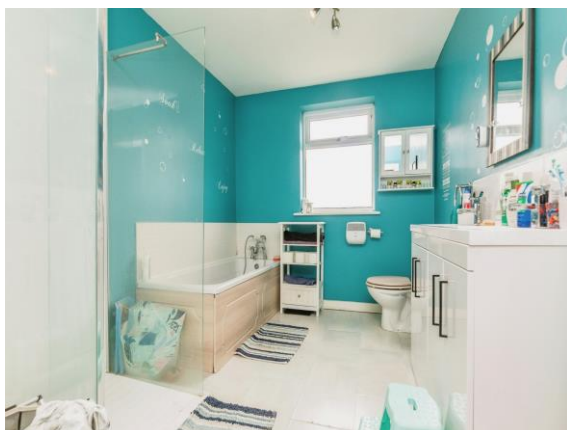
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Hayley Gill		
Mr D. Tupling		