



Keppel Wharf Market Street, Rotherham S60 1NU

welcome to

Keppel Wharf Market Street, Rotherham

IS THIS THE ONE? - Offered to market is this two bedroom flat making the ideal purchase for the FTB, investor or commuter alike. Located in Rotherham Town Centre being well placed to local amenities & transport links...CALL TO VIEW!!!



Entrance Hall

Having an electric radiator and a storage cupboard.

Lounge / Kitchen

17' 3" into recess x 15' 5" to max point (5.26m into recess x 4.70m to max point)

Being an irregular shaped room with a front facing double glazed door to the balcony, a side facing double glazed window and an electric radiator.

The Kitchen is fitted with an integrated hob, oven, extractor fan and a dishwasher with spotlights to the ceiling.

Bedroom One

9' 7" to max point x 10' 3" to max point (2.92m to max point x 3.12m to max point)

Having a front facing double glazed window and an electric radiator.

Bedroom Two

9' 8" to max point x 15' 4" to max point (2.95m to max point x 4.67m to max point)

Being an irregular shaped room with a side facing double glazed window and an electric radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a heated towel rail, an extractor fan and spotlights to the ceiling.

Outside

Allocated parking space.



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-

Tenure: Leasehold EPC Rating: D

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.

£60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115352 - 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.



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