







welcome to

Royds Close Crescent, Thrybergh Rotherham

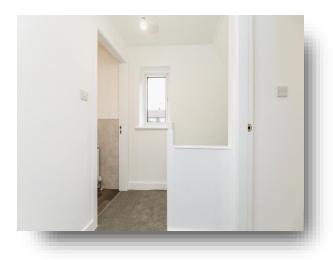
£120,000 - A STEP IN THE RIGHT DIRECTION! Offered to the market is this two bedroom semi detached making the perfect purchase for first time buyers / young families and investors alike. Ready for you to move you things straight into & boasting a generous rear garden. CALL TO VIEW!!!















Entrance Hall

Having a front facing door.

Lounge

11' 3" into chimneybreast recess x 19' 5" (3.43m into chimneybreast recess x 5.92m) Having a front & rear facing double glazed window and a radiator.

Kitchen

7' 2" x 11' 8" (2.18m x 3.56m)

Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. There is also space and plumbing for a fridge/freezer and a washing machine. Having a side & rear facing window and a radiator.

Bedroom One

17' 5" x 8' 7" (5.31m x 2.62m) Having two front facing double glazed windows, a radiator and the stairs recess.

Bedroom Two

10' 7" x 10' 8" (3.23m x 3.25m)

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin, a WC and a radiator.

Outside

To the front of the property is a drive providing off road parking.

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





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Royds Close Crescent, Thrybergh Rotherham

- Two bedroom semi detached property
- Well placed to local amenities & transport links
- Spacious accommodation throughout
- · Drive providing off road parking
- Rear garden & patio

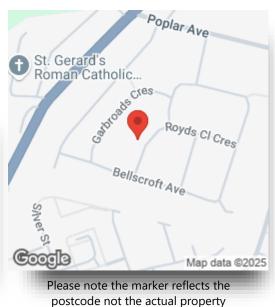
Tenure: Freehold EPC Rating: C

£120,000





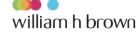




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Property Ref: RTF114450 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.





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