









### welcome to

# Hollowgate, Rotherham

NEST OR INVEST - Offered to market is this three bed mid terraced, previously used as a five bed HMO making the ideal purchase for the investor. Boasting spacious accommodation throughout with an enclosed rear garden & being well placed to Rotherham Town Centre...VIEW NOW!!!













#### **Entrance Hall**

Having a front facing double glazed door and the stairs to the landing.

#### Lounge

14' 8"  $\times$  11' 7" into chimney breast recess ( 4.47m  $\times$  3.53m into chimney breast recess )

Having a front facing double glazed window, a radiator and a fireplace.

#### **Dining Room**

11' 11" x 8' (3.63m x 2.44m)

Having a front facing double glazed window and a radiator.

#### **Kitchen**

18' x 7' 9" ( 5.49m x 2.36m )

Fitted with wall and base units housing the hob and the oven with worktops housing the sink and drainer. There is also space and plumbing for a fridge/freezer and a washing machine. Having a side facing double glazed door, a rear facing double glazed window, spotlights to the ceiling and also providing entry to the cellar.

#### **Bedroom One**

11' 10" x 11' 11" ( 3.61m x 3.63m )

Having a front facing double glazed window and a radiator.

#### **Bedroom Two**

8' 4" x 11' 7" ( 2.54m x 3.53m )

Having a rear facing double glazed window and a radiator.

#### **Bedroom Three**

8' into door recess x 11' 11" plus built in storage ( 2.44m into door recess x 3.63m plus built in storage ) Having a front facing double glazed window, a radiator and a built in storage cupboard.

#### **Bathroom**

Being partly tiled and fitted with plumbing for a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed window, a heated towel rail and spotlights to the ceiling.

#### Outside

To the rear is an enclosed garden.





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## Hollowgate, Rotherham

- Three bedroom mid terraced property previously a five bed HMO
- Ideal purchase for the FTB
- Well placed to local amenities/transport links & Rotherham Town Centre
- Enclosed rear garden
- CALL TO VIEW

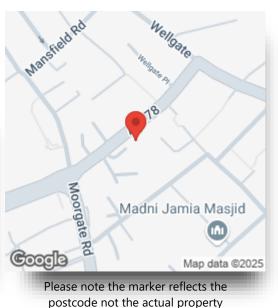
Tenure: Freehold EPC Rating: E

# £190,000









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Property Ref: RTF115679 - 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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