



Wilcox Green, Greasbrough Rotherham S61 4DP

welcome to

Wilcox Green, Greasbrough Rotherham

£85,000 - JUST STARTING OUT? - Offered to market is this two bedroom upper floor flat making the ideal purchase for the FTB. Being well placed to local amenities & transport links & benefiting from communal gardens & parking...CALL TO VIEW!!!



Entrance Hall

Having a side facing door, a radiator and the loft hatch.

Lounge

14' 4" x 13' 8" into recess (4.37m x 4.17m into recess)

Having a rear facing double glazed window and door with two radiators.

Kitchen

12' 9" x 9' 2" (3.89m x 2.79m)

Fitted with wall and base units housing the integrated hob, oven, extractor fan and washer/dryer with worktops housing the sink & drainer. Having a front facing double glazed window & door and a radiator.

Bedroom One

12' 8" x 12' 9" (3.86m x 3.89m)

Having a rear facing single glazed window and a radiator.

Bedroom Two

13' 9" x 9' 5" (4.19m x 2.87m)

Having a front facing single glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having as front facing single glazed window and a radiator.

Outside

Benefiting from communal gardens.



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Wilcox Green, Greasbrough Rotherham

- Two bedroom upper floor flat
- Spacious accommodation
- Well placed to local amenities & transport links
- Additional storage to ground floor
- Boiler fitted in 2023

Tenure: Leasehold EPC Rating: C

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.

£85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116034 - 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.

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