









welcome to

Wyndthorpe Court Wickersley Road, Rotherham

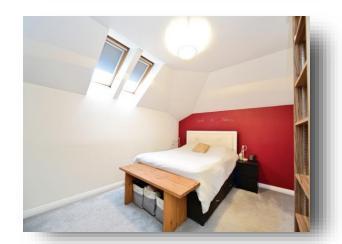
£150,000-£160,000 - FIRST STEP ON THE LADDER - Offered to market is this two bedroom penthouse apartment making the ideal purchase for the FTB. Boasting spacious accommodation throughout with allocated parking and communal gardens...CALL TO VIEW!!!













Entrance Hall

Having a side facing double glazed door, a radiator and loft hatch.

Lounge

20' 2" into recess x 8' 2" (6.15m into recess x 2.49m) Having a side facing double glazed window and a radiator.

Kitchen

12' 5" x 16' 5" (3.78m x 5.00m)

Fitted with wall and base units & island housing the integrated hob, oven, extractor fan, microwave & fridge/freezer. Having a rear facing double glazed velux window, a radiator and spotlights to the ceiling.

Bedroom One

10' 3" x 14' 9" (3.12m x 4.50m)

Having a side facing double glazed velux window, a radiator and fitted wardrobes.

En Suite

Fitted with a shower unit, a hand wash basin and WC. Having a front facing double glazed velux window and a heated towel rail.

Bedroom Two

12' 6" into recess x 12' 2" into recess (3.81m into recess x 3.71m into recess)

Having a side facing double glazed velux window and a radiator.

Bathroom

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

Outside

Benefiting from two allocated parking spaces and communal gardens.





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- Two bedroom penthouse apartment
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB
- Allocated parking & communal gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

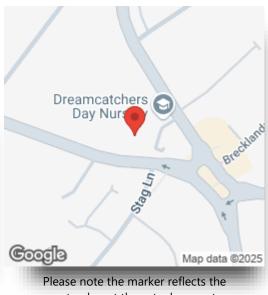
guide price

£150 000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116049



Property Ref: RTF116049 - 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 quidance 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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