



Maple Wood Walk, Waverley Rotherham S60 8FU

welcome to

Maple Wood Walk, Waverley Rotherham

MEET TERRENCE. A one-of-a-kind DETACHED home by Sky-House Co with 3 DOUBLE BEDROOMS. The homes unique corner position allows for triple aspect living with wrap around garden. PART EXCHANGE AVAILABLE - UPGRADES WORTH £5,000 INCLUDED!



Terrence

A one-of-a-kind DETACHED home with 3 DOUBLE BEDROOMS. This BEAUTIFUL home features an OPEN PLAN kitchen and living space on the ground floor with FRENCH DOORS onto a wrap around garden and a driveway with off-street parking for two vehicles. The home also features a WC and ample storage off the hallway. The first floor comprises two double bedrooms and family bathroom. The second floor is the MASTER SUITE complete with large bedroom and ensuite shower room. The homes unique corner position allows for triple aspect living.

Waverley Central

Our first show home on the development is now open, showcasing our 'Mildred' 4-bed link detached. These new types will sit alongside our 2-bed starter homes, 3 and 4-bed townhouses and 5-bed corner detached properties.

The masterplan and house types have been carefully crafted to hide parked cars within internal courtyards, freeing up the street scene for people, plants and trees. The vision demonstrates the importance of place making and the need to limit the dominance of the car over pedestrians, the introduction of shared green spaces to soften the masterplan with mature planting along all routes.

Energy Efficiency

Our homes are built with the FUTURE IN MIND and with NO HIDDEN EXTRAS. Each home includes an air source heat pump for clean energy, EV charging and solar panels as standard.

Energy rated B - these properties benefit from being able to have GREEN DEAL mortgages, which can save you money on your mortgage. Ask the sales team for more information.

Kitchen Specification

Contemporary kitchens and splashbacks in a range of finishes and integrated appliances as standard, including hob, dishwasher and fridge freezer

Bathroom Specification

Our modern bathroom suites also benefit from ceramic tiles with chrome fittings and heated towel rails as standard.

Personalizing Your Home

Depending on when you reserve, optional upgrades are available to customise your home.

Tenure

Freehold
£130 per Annum Maintenance Charge

Sky House & Co

We pride ourselves on being a local housebuilder with a different approach. With a deep understanding of our patch and our people, we want to help our communities live better lives by creating great places to live.

Our aim is to create sensitively compact communities that are walkable, sustainable, robust - and beautiful. Design driven and affordable. Explore our current neighbourhoods below to find your next home.

Dimensions

All images used are for illustrative purposes only. These and the dimensions given are illustrative for this house type and individual properties may differ, in particular, final elevations of the property purchased may differ from those shown.

Please check with your sales advisor in respect of individual properties. We give maximum dimensions within each room. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture.

All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

Ground Floor

Entrance Hall

Wc

Kitchen/Dining/Living

20' x 17' 8" (6.10m x 5.38m)

First Floor

Bedroom 3

8' 10" x 17' 5" (2.69m x 5.31m)

Bedroom 4/Snug

8' 2" x 17' 5" (2.49m x 5.31m)

Bathroom

Second Floor

Master Bedroom

8' 10" x 17' 5" (2.69m x 5.31m)

Ensuite

Bedroom 2

8' 2" x 17' 5" (2.49m x 5.31m)



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welcome to

Maple Wood Walk, Waverley Rotherham

- Contemporary Kitchens With Integral Appliances
- THREE DOUBLE Bedrooms
- Solar Panels & EV Charging, & Air Source Heat Pump
- Dedicated Parking For Two Vehicles
- Energy Rated B - Green Deal Mortgage Approved

Tenure: Freehold EPC Rating: Exempt

£349,950



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF116417](https://www.williamhbrown.co.uk/Property/RTF116417)



Property Ref:
RTF116417 - 0006

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.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)