



**Main Street, Bramley Rotherham S66 2SF**

**welcome to**

**Main Street, Bramley Rotherham**

\*\*\* LEGAL FEES PAID\* \*\*\* T&C's apply. £175,000 - HOME SWEET HOME - Located in a desirable area is this three bedroom end terraced property making the perfect purchase for the FTB. Featuring beautifully presented accommodation throughout with a well presented rear patio. CALL TO ARRANGE A VIEWING!!!





## Lounge

12' 9" x 12' 3" into chimney breast recess ( 3.89m x 3.73m into chimney breast recess )  
Having a front facing double glazed window & door, a radiator and an electric log burner.

## Kitchen

12' 4" x 13' ( 3.76m x 3.96m )  
Fitted with wall & base units housing the integrated hob, oven & extractor fan, the fridge/freezer & washing machine with worktops housing the sink & drainer. Having a rear facing double glazed window & door, a radiator and a door leading to the cellar.

## Landing

Having a side facing double glazed window.

## Bedroom One

12' 7" into recess x 12' 3" into chimney breast recess ( 3.84m into recess x 3.73m into chimney breast recess )  
Having a front facing double glazed window, a radiator & fitted storage.

## Bedroom Two

14' 6" x 12' 2" ( 4.42m x 3.71m )  
Having a side facing double glazed window, a radiator and built in storage cupboard.

## Bedroom Three

10' 1" into recess x 6' ( 3.07m into recess x 1.83m )  
Having a rear facing double glazed window and a radiator.

## Shower Room

Fitted with a shower cubicle, a hand wash basin and a WC. Having a rear facing double glazed window & a radiator.

## Outside

To the rear of the property is a patio & a detached garage with bar & storage space.

## \*\*\* Legal Fees Paid\* \*\*\* T&c's

The property is being sold through our clients Part Exchange/Assisted Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction  
Should a purchaser wish to instruct their own conveyancers the contribution will not apply.



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## Main Street, Bramley Rotherham

- \*\*\*\* LEGAL FEES PAID\* \*\*\*\* T&C's apply
- Three bedroom end terraced property
- Beautifully presented throughout
- Ideal purchase for the FTB
- Located in a desirable area & well placed to amenities & transport links

Tenure: Freehold EPC Rating: F

Council Tax Band: A

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116484 - 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.

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.



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