

property details **approval form**

11 Bradlea Rise, Rawmarsh, Rotherham, South Yorkshire, England, S62 5QJ

Date: 08 October 2025

Property Ref and Version: RTF116553 - 0002

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£220,000

Tenure: Freehold

>> **key features**

- > THREE BEDROOMS
- > DOWNSTAIRS WC
- > DRIVE + GARAGE
- > POPULAR LOCATION
- > QUIET CUL-DE-SAC
- > ENCLOSED REAR GARDEN
- > EPC Rating: D

>> **short description**

GUIDE PRICE £220,000-£230,000 HOME SWEET HOME - This beautiful three bedroom semi detached is offered to market making the ideal family purchase. Boasting a beautifully presented rear garden and off road parking to the front...DON'T DELAY, CALL TODAY!!!

>> **long description**

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>> **directions**

>> **Agent Note**

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>> room description

Cloakroom

Downstairs W.C and hand wash basin.

Lounge

22' 9" x 18' 4" (6.93m x 5.59m)

A spacious open plan lounge/dining room. Having a front facing double glazed window, rear facing patio door and a radiator.

Kitchen

9' 7" x 9' 3" (2.92m x 2.82m)

The stylish and modern kitchen comes with integrated Hob, oven and extractor. Integrated fridge freezer and washing machine. With a rear facing double glazed window, and spot lights to ceiling.

Landing

Bedroom One

11' 10" x 11' 6" (3.61m x 3.51m)

Bedroom one has a rear facing double glazed window and radiator.

Bedroom Two

14' 7" x 10' 2" (4.45m x 3.10m)

Bedroom two has a rear facing double glazed window and radiator.

Bedroom Three

9' 11" x 7' 11" (3.02m x 2.41m)

The third bedroom has a front facing double glazed window and radiator.

Bathroom

The family bathroom has a side facing window, Bath and Shower. With a WC, hand wash basin and radiator.

Outside

To the front of the property is a driveway and garage providing off road parking.

The the rear of the property is a decking area, ideal for entertaining and an enclosed lawn.

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>> **room description**

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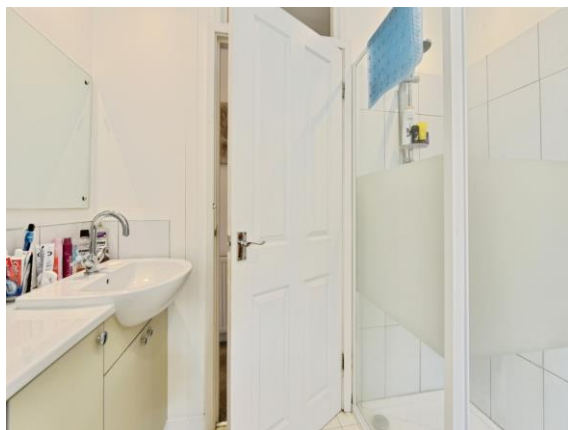
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>> **property images**



Your William H Brown office: 32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR

T 01709 829935 **E** rotherham@williamhbrown.co.uk

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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Hayley Gill		
Mr G.E. Minett		