



Woodland Way, Herringthorpe Rotherham S65 3DG

welcome to

Woodland Way, Herringthorpe Rotherham

GUIDE PRICE £280,000-£290,000- PICTURE PERFECT - Making perfect family living is this four bedroom semi detached property boasting spacious & well presented accommodation throughout. Benefiting from off road parking & delightful rear garden this is not to be missed...CALL TO ARRANGE A VIEWING!!!



Entrance Hall

Having a front facing door and a radiator.

Lounge

11' 6" into chimney b'reast recess x 16' 7" into bay (3.51m into chimney b'reast recess x 5.05m into bay)

Having a front facing double glazed bay window, and a feature media wall & log burner.

Dining Room

10' 2" into bay x 8' 7" (3.10m into bay x 2.62m)

Having a rear facing double glazed bay window.

Reception Room Three

11' 2" x 8' 10" (3.40m x 2.69m)

Having side facing patio doors and a rear facing double glazed window.

Reception Room Four

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

Having two side facing windows and a radiator.

Kitchen

17' 4" x 8' 1" (5.28m x 2.46m)

Fitted with wall and base units housing the integrated hob, oven, dishwasher & fridge/freezer with worktops housing the sink & drainer. Having a side facing door, a rear facing window and a radiator.

Utility Room

5' 6" x 7' 3" (1.68m x 2.21m)

Fitted with a hand wash basin & a WC along with a side facing window.

Bedroom One

15' 10" x 8' 9" (4.83m x 2.67m)

Having a front & side facing double glazed window.

En Suite

Fitted with a hand wash basin & a WC. Having a rear facing window and fitted cupboard.

Bedroom Two

9' 2" x 12' 2" (2.79m x 3.71m)

Having a rear facing double glazed window and

fitted wardrobes.

Bedroom Three

12' x 12' 5" into chimney breast recess (3.66m x 3.78m into chimney breast recess)

Having a front facing double glazed window and a radiator.

Bedroom Four

8' x 7' 8" (2.44m x 2.34m)

Having a front facing double glazed window and a radiator.

Bathroom

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

Outside

To the front of the property is a drive providing off road parking.

To the rear is a lawned garden with a patio & deck.



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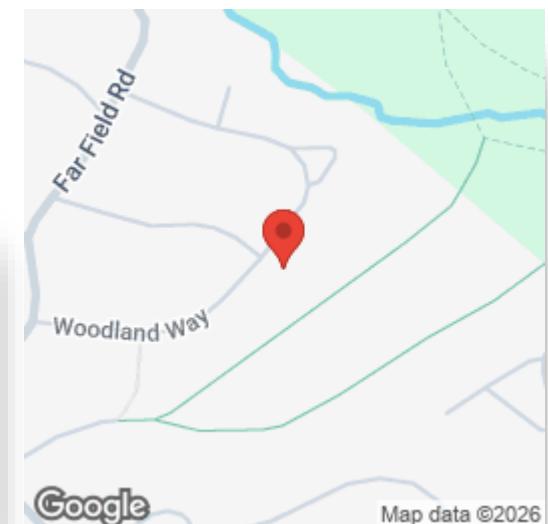
- Four bedroom semi-detached
- Well presented and spacious accommodation throughout
- Perfect family accommodation
- Drive providing off road parking
- Well placed for local amenities and transport links

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£280,000



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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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