





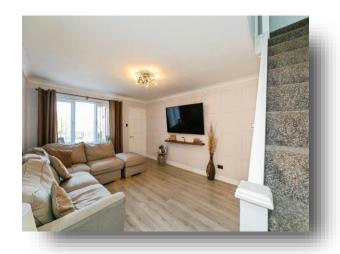




welcome to

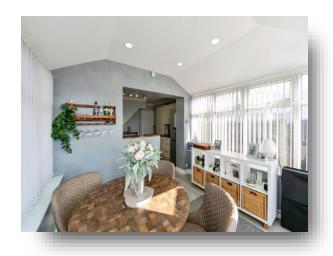
Wingfield Court Wingfield Road, Wingfield Rotherham

GUIDE PRICE £160,000 - £170,000. JUST STARTING OUT? - Offered to market is this beautiful two bedroom semi-detached property making the ideal purchase for the FTB/small family. Boasting off road parking and rear patio overlooking field views... CALL TO VIEW!













Entrance Porch

Having a side facing double glazed door and a rear facing double glazed window.

Lounge

12' 6" \times 17' 4" into stairs ($3.81 \text{m} \times 5.28 \text{m}$ into stairs) Having a front & side facing double glazed window and two radiators.

Kitchen

9' 3" into stairs x 11' 10" (2.82m into stairs x 3.61m) Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. There is also space for a dishwasher. Having a radiator.

Conservatory

 $8' \ 6'' \ x \ 10' \ 9'' \ (\ 2.59m \ x \ 3.28m \)$ Having a side facing double glazed door and rear facing double glazed French doors.

Landing

Providing access to the part boarded loft via pull down ladder.

Bedroom One

9' 8" into recess x 12' 1" (2.95m into recess x 3.68m) Having a front facing double glazed window and a radiator.

Bedroom Two

6' 10" x 11' 9" (2.08m x 3.58m) Having a rear facing double glazed window overlooking views and a radiator.

Bathroom

Fitted with a bath with a shower over, a wash hand basin and a WC. Having a side facing double glazed window, a heated towel rail and storage cupboard housing the boiler.

Outside

To the front is a drive providing off road parking for two cars and a lawned garden. To the rear is pebbled area with a patio and decking along with a shed.





welcome to

Wingfield Court, Wingfield Rotherham

- Two bedroom semi detached property
- Ideal purchase for the FTB/growing family
- Well presented throughout
- Off road parking
- Rear patio overlooking field views

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

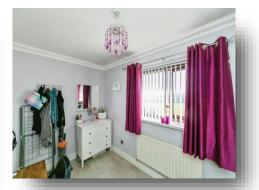
Ground Rent: 30.00

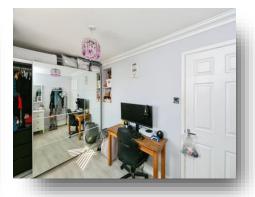
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115892



Property Ref: RTF115892 - 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 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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