

property details **approval form**

19 Peppercorn Way, Wickersley, Rotherham, South Yorkshire, England, S66 1DA

Date: 15 April 2025

Property Ref and Version: RTF115883 - 0003

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.

property details **approval form**

19 Peppercorn Way, Wickersley, Rotherham, South Yorkshire, England, S66 1DA

Date: 15 April 2025

Property Ref and Version: RTF115883 - 0003

>> **price**

£78,300

Tenure: Leasehold

>> **key features**

- > ***other percentage shares available upto 100% ownership - enquire for more information***
- > Available to purchase on a 29% shared ownership basis
- > Well presented & spacious accommodation throughout
- > Two allocated parking spaces
- > Located on an exciting new development
- > EPC Rating: B

>> **short description**

SHARED OWNERSHIP - This well presented three bedroom semi detached is offered to market making the ideal purchase for the FTB. Boasting spacious accommodation throughout with a contemporary open plan kitchen/diner, off road parking and enclosed rear garden...CALL TO VIEW!!!

>> **long description**

.

>> **directions**

>> **Agent Note**

property details **approval form**

19 Peppercorn Way, Wickersley, Rotherham, South Yorkshire, England, S66 1DA

Date: 15 April 2025

Property Ref and Version: RTF115883 - 0003

>> room description

Agnets Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Entrance Hall

Having a front facing double glazed door and a radiator.

Downstairs Wc

Fitted with a hand wash basin and a WC. Having a radiator and an extractor fan.

Lounge

14' 7" x 9' 5" (4.45m x 2.87m)

Having a front facing double glazed window and a radiator.

Kitchen / Diner

16' 6" x 11' 5" (5.03m x 3.48m)

Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. There is also space and plumbing for a washing machine. Having a rear facing double glazed window & French doors to the garden, a radiator and a storage cupboard.

Landing

Having a radiator, a built in storage cupboard and loft hatch.

Bedroom One

9' 8" x 14' 2" (2.95m x 4.32m)

Having a rear facing double glazed window and a radiator.

Bedroom Two

9' 8" x 11' 7" (2.95m x 3.53m)

Having a front facing double glazed window and a radiator.

Bedroom Three

7' 6" x 7' 9" (2.29m x 2.36m)

Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a rear facing double glazed window, a radiator, extractor fan and a storage cupboard.

Outside

To the rear of the property is an enclosed garden with a patio area.

property details **approval form**

19 Peppercorn Way, Wickersley, Rotherham, South Yorkshire, England, S66 1DA

Date: 15 April 2025 **Property Ref and Version:** RTF115883 - 0003

>> **room description**

property details **approval form**

19 Peppercorn Way, Wickersley, Rotherham, South Yorkshire, England, S66 1DA
Date: 15 April 2025 **Property Ref and Version:** RTF115883 - 0003

>> **room description**

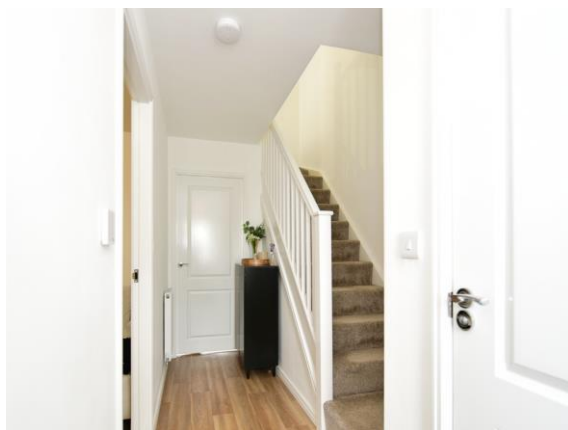
property details **approval form**

19 Peppercorn Way, Wickersley, Rotherham, South Yorkshire, England, S66 1DA

Date: 15 April 2025

Property Ref and Version: RTF115883 - 0003

>> **property images**



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

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

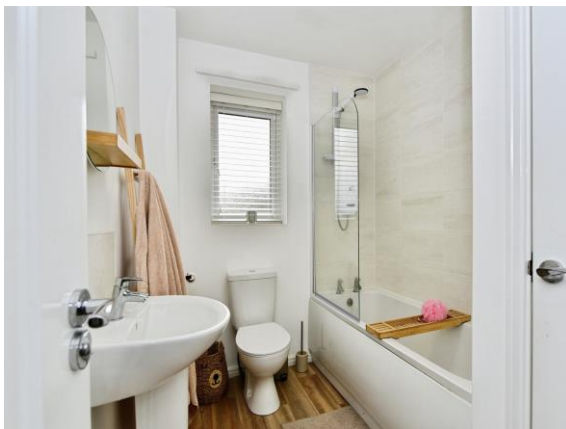
property details **approval form**

19 Peppercorn Way, Wickersley, Rotherham, South Yorkshire, England, S66 1DA

Date: 15 April 2025

Property Ref and Version: RTF115883 - 0003

>> **property images**



property details **approval form**

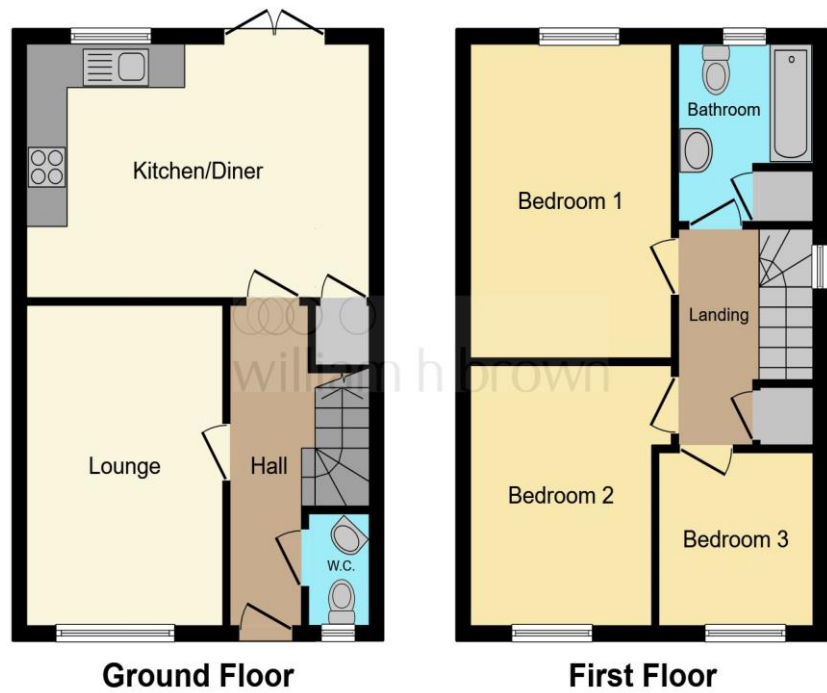
19 Peppercorn Way, Wickersley, Rotherham, South Yorkshire, England, S66 1DA
Date: 15 April 2025 **Property Ref and Version:** RTF115883 - 0003

> > **property images**

property details **approval form**

19 Peppercorn Way, Wickersley, Rotherham, South Yorkshire, England, S66 1DA
Date: 15 April 2025 **Property Ref and Version:** RTF115883 - 0003

>> 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
Kyle Harvey		
Miss A.D. Lyon		