



Park Vale Drive, Thrybergh Rotherham S65 4HZ

welcome to

Park Vale Drive, Thrybergh Rotherham

£170,000 - EXCELLENT FAMILY-SIZE ACCOMMODATION - MUST BE VIEWED! Offered to market is this three bedroom semi detached property situated in a popular location. Offering excellent family sized accommodation with spacious rooms & a delightful front garden & rear patio... CALL TO VIEW!!!



Entrance Porch

Having a front facing double door.

Lounge

18' 3" x 11' 11" plus bay window (5.56m x 3.63m plus bay window)

Having a front facing bay window and a radiator.

Kitchen

7' 8" x 18' 2" (2.34m x 5.54m)

Fitted with wall and base units with worktops housing the sink & drainer. There is also space & plumbing for a cooker, a fridge/freezer & a washing machine. Having a side & rear facing window & a rear facing sliding door.

Conservatory

6' 11" x 15' 2" (2.11m x 4.62m)

Having a side facing window & rear facing window & door.

Landing

Having a side facing window.

Bedroom One

12' 3" x 11' 2" (3.73m x 3.40m)

Having a front facing window and a radiator.

Bedroom Two

6' 11" x 8' 11" (2.11m x 2.72m)

Having a front facing window and a radiator.

Bedroom Three

11' 11" x 10' 4" (3.63m x 3.15m)

Having a rear facing window and a radiator.

Bathroom

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

Outside

To the front of the property is a lawned garden.

To the rear is a patio and a garage.



view this property online williamhbrown.co.uk/Property/RTF116503



welcome to

Park Vale Drive, Thrybergh Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal family purchase
- Well placed to local amenities & transport links
- Front garden & rear patio

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116503



Property Ref:
RTF116503 - 0002

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.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



williamhbrown.co.uk