

**14 Ryburn Road, Catcliffe, Rotherham, S60 8AU**



**GUIDE PRICE £215,000 - £220,000**

2Roost are pleased to offer for sale this stunning three bedroom end of terrace house on the Waverley estate. The accommodation features hallway, downstairs cloakroom, lounge, beautiful kitchen/dining room, stairs/landing, three bedrooms, bathroom and outside and gardens.

The new build Waverley development is well placed for a good range of local amenities, the motorway network is a few minutes drive away, Sheffield and Rotherham are within easy travelling distance. Call 2roost on 01142878696

**£215,000 Freehold**



The property comprises

Hallway

A composite door leads into the entrance hallway having neutral carpet and décor, radiator. Door leads to the lounge with stairs leading to first floor.

Downstairs Cloakroom - 1.57m x 0.94m (5' 2" x 3' 1")

With a close coupled WC, pedestal sink with mixer tap and tiled splash backs. Down light, double radiator and extractor.

Lounge - 4.95m x 3.61m (16' 3" x 11' 10")

A beautifully presented lounge with neutral décor and a front facing window. With a double radiator, down light and TV point, quality carpet to the floor.

Kitchen/dining room - 4.6m x 3.2m (15' 1" x 10' 6")

A modern and spacious living kitchen with modern base and wall units. Having contrasting worktops with splash boards. One and a half stainless sink with mixer-tap. Integrated oven and hob with extractor above. Space for fridge and freezer and washing machine, wall mounted boiler within a wall unit. Down light to the ceiling and opening patio doors into the rear gardens. The dining area has double radiator, down light and Under stairs storage cupboard.

stairs/landing

Neutrally carpeted stairs rise to the first floor landing, with down light, access to the loft , and doors to the three bedrooms and bathroom.

Bedroom 1 - 3.61m x 2.59m (11' 10" x 8' 6")

A well presented, bright master bedroom with front facing window. Double radiator, down light and TV aerial. Door to the en-suite.

en-suite - 2.59m x 1.37m (8' 6" x 4' 6")

With half tiled walls. The en-suite shower room comprises of close coupled WC, half pedestal sink with mixer tap and shower cubicle. A front facing window, extractor, double radiator and light to the ceiling.

Bedroom 2 - 3.12m x 2.59m (10' 3" x 8' 6")

With neutral décor, carpeted and rear facing window. Double radiator and down light. Space for free standing wardrobes.

bedroom 3 - 2.69m x 1.9m (8' 10" x 6' 3")

With neutral carpet, a rear facing window and double radiator. Down light to the ceiling. Ample room for free standing wardrobes.

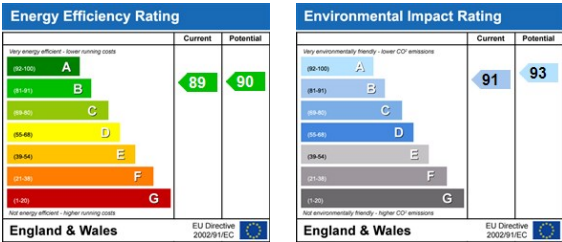
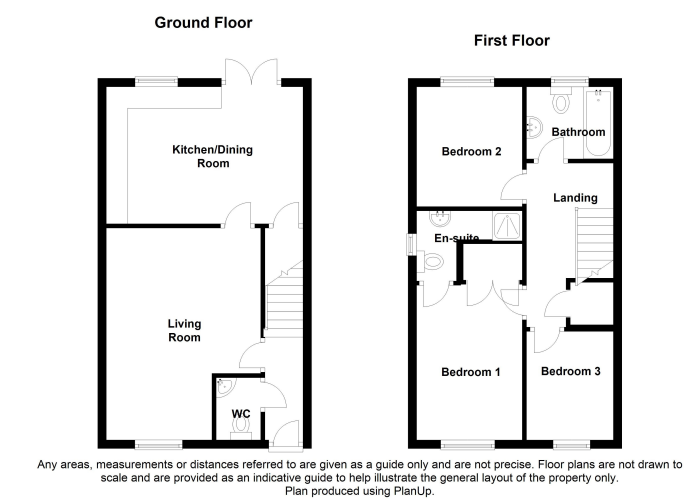
Bathroom - 1.9m x 1.7m (6' 3" x 5' 7")

With tiling to the splash-back areas, close coupled WC, sink with vanity unit below. Panelled bath with chrome taps. Double radiator and spot lights to the ceiling with extractor.

Outside and gardens

To the front, there is a small lawn area with driveway for off road parking.

To the rear there is a laid to lawn area with patio for alfresco dining. The garden is fully enclosed by fencing for privacy, and garden shed. A side wooden gate that leads to the rear.



To arrange a viewing, please call us on 0114 287 8696 or email us at [info@2roost.co.uk](mailto:info@2roost.co.uk).

Disclaimer: Please note that all the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided as an indicative guide to help illustrate the general layout of the property only. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.