



Wellgate Terrace Clifton Rotherham S60 2ND

Guide Price £130,000 to £135,000



- **Stunning Period Terraced Cottage - Blends Comfort, Style and Practicality**
- **Shops, General Amenities and Schools all with a short walking**
- **Beautifully Appointed Throughout, an external HAVEN with a fabulous enclosed Courtyard Garden**
- **Attractive Breakfasting Kitchen with built-in Cooking Appliances**
- **Convenient Town Centre Location close to CLIFTON PARK**
- **Pedestrian Private Road, Permit Parking Available just around the corner**
- **Lounge with Feature Fireplace, SUN ROOM Extension (doubles as a Dining area)**
- **Two Tastefully Appointed Bedrooms, Fully Wall and Floor Tiled Bathrooms Suite with Velux Window**

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This charming two bedroom period terrace is conveniently located in the heart of town with shopping, bus and train links, schools and general amenities all within walking distance. It is well maintained and beautifully appointed throughout, and has a stunning privately enclosed garden, all on a quiet pedestrian only road which is just moments away from CLIFTON PARK.

This wonderful home comes with a bright and airy Lounge with a feature fireplace, has an insulated SUN ROOM extension which doubles as a Dining space with French patio doors to the garden and a colourful Breakfasting Kitchen with built-in cooking appliances.

The first floor has two tastefully appointed bedrooms and stylish family bathroom with a suite in white, with over bath Shower and folding screen, and enjoying the natural light afforded by a Velux roof window.

Externally this superb home burst into life. It truly is a haven in which you can spend time enjoying the an abundance of mixed border flowers and shrubs within its various patio seating areas.

Permit parking is available just around the corner, viewers are advised to plan ahead of any visits, but we would advise allowing a little time in order to soak in the wonderful home. **

Viewing by Appointment ONLY **





GROUND FLOOR
353 sq. ft. (32.8 sq.m.) approx.

1ST FLOOR
271 sq. ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA - 624 sq. ft. (58.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**