



Josephine Road, Holmes Rotherham S61 1BJ

Offers in the Region Of £50,000



- **Two Bedroom Mid Terrace**
- **Modern Bathroom**
- **Gross Yields of up to 8.5%**
- **Fitted Kitchen**
- **Popular Residential location close to Town**
- **PERFECT INVESTOR PURCHASE**

Offers in the region of £50,000 - This two bedroom mid terrace offers affordable housing within an established residential district of Rotherham which is close to Schools, public transport links and Town. The property is modern throughout and offers an opportunity to acquire a good INVESTOR or first time purchase and comes with a Lounge, Fitted Kitchen, Bathroom, Two Double Bedrooms and a rear Courtyard. ** Gross rental yield likely to be in excess of 8.5% **

Lounge 11' 7" x 10' 6" (3.53m x 3.20m)

Entrance via a UPVC door into the Lounge with carpet flooring and two storage cupboards. Door giving access to the Kitchen and stairs rising to the first floor.

Kitchen/Diner 12' 11" x 11' 7" (3.93m x 3.53m)

Appointed with modern kitchen units and work surface. Space and plumbing for appliances. Combi boiler fitted to the wall. UPVC door gives access to the rear courtyard. Door to the stairs to the cellar.

Master Bedroom 11' 9" x 11' 9" (3.58m x 3.58m)

Front facing double bedroom with carpet flooring.

Bedroom Two 13' 0" x 6' 4" (3.96m x 1.93m)

Rear facing double bedroom with carpet flooring and inset wardrobe.

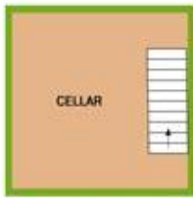
Bathroom 9' 0" x 5' 1" (2.74m x 1.55m)

Appointed with a three piece suite comprising WC, hand wash basin and bath with a mixer shower above. Vinyl flooring and half tiled walls.

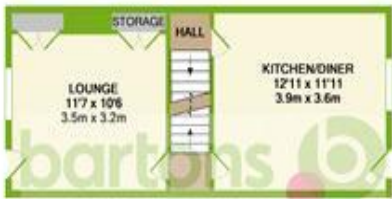
Exterior

To the front of the property is on street parking. To the rear is a enclosed concreted courtyard.





CELLAR
BASEMENT LEVEL
APPROX. FLOOR AREA 158 SQ. FT.
(14.7 SQ. M.)



GROUND FLOOR
APPROX. FLOOR AREA 328 SQ. FT.
(30.3 SQ. M.)



FIRST FLOOR
APPROX. FLOOR AREA 328 SQ. FT.
(30.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 812 SQ. FT. (75.4 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		89
	72	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		89
	71	
England & Wales		EU Directive 2002/91/EC



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Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

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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 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.



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