



66 Lane End View, Spinneyfield, Rotherham, South Yorkshire, S60 3HH

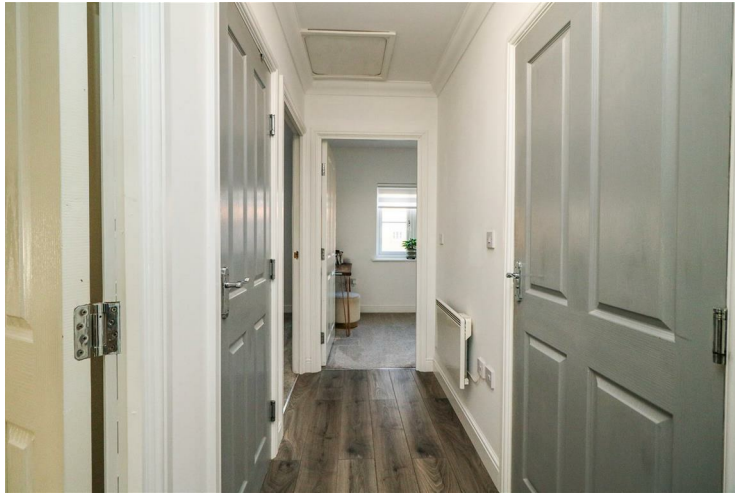
Offers In The Region Of £110,000

A modern SECOND FLOOR APARTMENT conveniently located for Rotherham Hospital whilst being within 5 minutes drive of both the M1 motorway and Rotherham town centre. The property is in excellent decorative order throughout and offers two Bedrooms, fitted Kitchen and stands in landscaped grounds with allocated car parking space

COMMUNAL ENTRANCE HALL

Accessed by an controlled intercom system with staircase rising to the second floor

HALL



With laminate flooring, electric radiator and storage cupboard

THROUGH LOUNGE/DINING ROOM 15'5" x 10'2" (4.7 x 3.1)



Accessed from the Hall by double doors with uPVC picture window overlooking the grounds

KITCHEN 11'5" x 5'6" (3.5 x 1.7)



With a range of beech effect base and wall units with contrasting work surfaces and inset stainless steel sink set beneath the uPVC window. Integrated electric hob with oven beneath and high level extractor canopy. Space and plumbing for a washing machine and space for a tall fridge/freezer. Splash back tiling above the work surfaces.

BEDROOM ONE 13'1" x 10'2" (4 x 3.1)



With uPVC window and wardrobe recess

BEDROOM TWO 9'6" x 6'6" (2.9 x 2.0)



With uPVC window

BATHROOM 7'6" x 5'6" (2.3 x 1.7)



Comprising a panelled bath with electric shower and screen, pedestal wash hand basin and W.C. Splash back tiling, electric radiator and electric shaver socket

OUTSIDE

The property stands in communal landscaped gardens with an allocated car parking space and additional visitor parking

MATERIAL INFORMATION

Council Tax Band 'C'

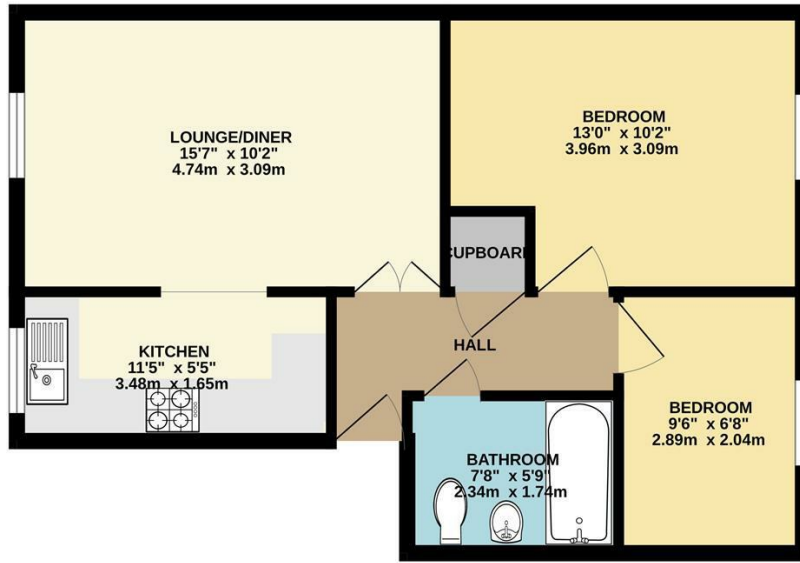
Tenure Leasehold for 999 years from 2004

Ground rent £50 per annum

Service charge £920 per annum

Floor Plan

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Merryweathers (Rotherham) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: **Doncaster, Barnsley, Mexborough & Maltby**

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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