

15 Byrley Road, Rotherham, S61 3PP

£185,000

A spacious end town house with two-storey side extension to now offer 4 Bedrooms with En-Suite to the master Bedroom and additional Living Room.

The property offers both gas central heating and uPVC double glazing and occupies a good sized plot with ample off-road parking.

The accommodation briefly comprises: side Porch, Sitting/Games Room, Lounge, breakfast Kitchen, master Bedroom with En-Suite, three further Bedrooms and family Bathroom.

SIDE ENTRANCE PORCH 5'0" x 4'11" (1.53 x 1.52)

With composite door and uPVC windows. An inner composite door opens into the Sitting/Games Room

SITTING/GAMES ROOM 10'0" x 18'10" (3.05 x 5.75)



With front and side facing uPVC windows, radiator and laminate flooring. An arch leads into the inner Hall

INNER HALL

With tiled floor and double panelled radiator

LOUNGE 16'2" x 13'8" (4.93 x 4.18)



Having two front facing uPVC windows, fireplace surround and pebbled effect fire, double panelled radiator

KITCHEN 16'2" x 11'6" (4.93 x 3.52)



With a range of base and wall units with inset stainless steel sink, gas cooker and space and plumbing for washing machine. Breakfast bar, double panelled radiator and tiled floor. Under stairs pantry and composite rear entrance door.

FIRST FLOOR LANDING

With radiator and cupboard housing the 'Ideal' gas combi boiler

BEDROOM ONE 9'10" x 13'9" (3 x 4.2)



With front facing uPVC window

EN-SUITE 9'11" x 4'7" (3.03 x 1.4)



With shower cubicle and electric shower, pedestal wash basin and W.C. uPVC opaque window, radiator and tiled floor

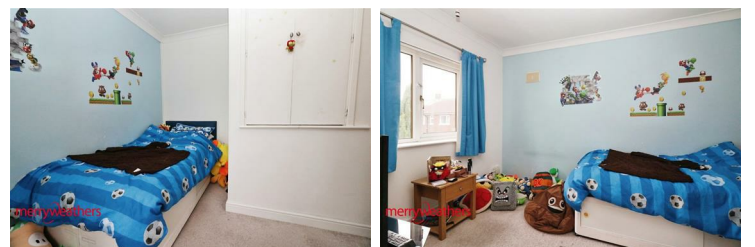
FRONT BEDROOM 8'8" x 10'5" (2.65 x 3.2)

With radiator and uPVC window

FRONT BEDROOM 6'10" x 5'5" (2.1 x 1.67)

With radiator and uPVC window

REAR BEDROOM 10'4" x 11'7" (3.17 x 3.55)



With radiator, built-in cupboard and uPVC window

BATHROOM 7'6" x 5'5" (2.3 x 1.67)



With white suite comprising a panelled bath with electric shower over, pedestal wash basin and W.C. Two uPVC opaque windows and radiator

OUTSIDE



Herringbone effect block paved forecourt providing off-road parking for multiple vehicles whilst to the rear is an enclosed garden with block paved patios and path and brick storeplace

MATERIAL INFORMATION

Council Tax Band: B

Tenure : Freehold

Property Type End town house house

Construction type Brick

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml> We advise all clients to discuss the above points with a conveyancing solicitor.

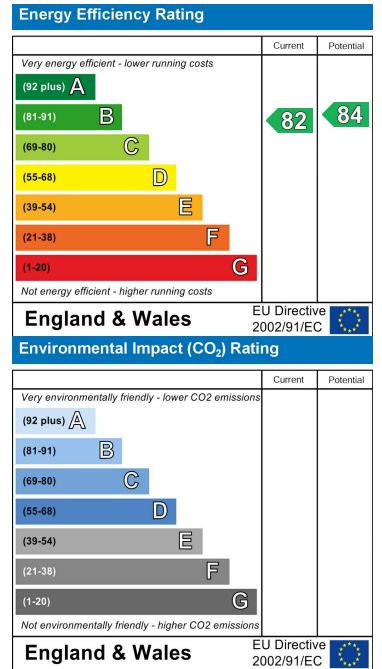
Floor Plan



Area Map



Energy Efficiency Graph



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