



4 Scarborough Farm Court High Street, Maltby, Rotherham, S66 8LH

Price Guide £60,000

Guide Price of £60,000-£65,000 offers considered within this range

A TWO BEDROOM FIRST FLOOR FLAT FORMING PART OF A SMALL COMPLEX ON THE HIGH STREET. The property is in need of upgrading and offers a blank canvas for the purchaser. The accommodation briefly comprises: Ground Floor Hall with staircase to the flat, Lounge enjoying fantastic open views, Kitchen, two Bedrooms and Bathroom. Standing in a private courtyard with allocated car parking space.

LOUNGE 10'7" x 15'5" (3.25 x 4.71)



Having two radiators and uPVC window enjoying far reaching views over fields

INNER HALLWAY

KITCHEN 8'7" x 10'6" (2.62 x 3.21)



With base and wall cupboards, gas cooker point, radiator and cupboard housing the gas boiler.

BEDROOM 9'6" x 9'0" (2.90 x 2.76)



With radiator and window

BEDROOM TWO 9'5" x 8'0" (2.89 x 2.46)



With uPVC window overlooking the fields, radiator and built-in cupboard

BATHROOM 6'0" x 6'3" (1.85 x 1.92)



With 3-piece suite, radiator, opaque window and airing cupboard

OUTSIDE

The property is accessed through a gated archway into the private courtyard with allocated car parking space and shared rear paved garden.

MATERIAL INFORMATION

Council Tax Band: A

Tenure : Leasehold-99 years from 11TH September 1979. Ground Rent £25 per annum.

Property Type First floor Flat

Construction type Stone

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 Allocated parking space.

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

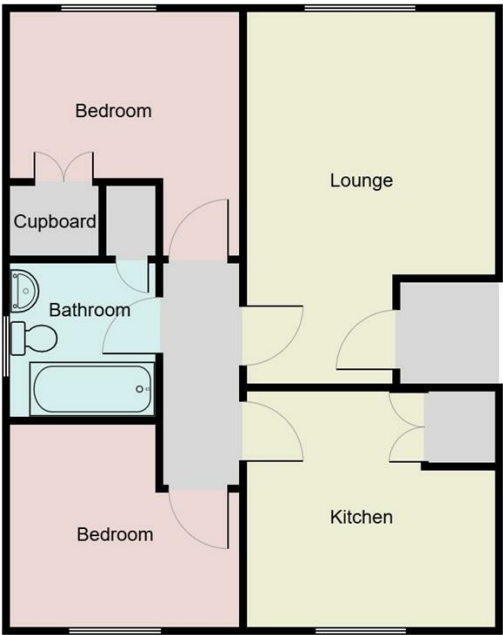
Coal mining area South Yorkshire is a mining area

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

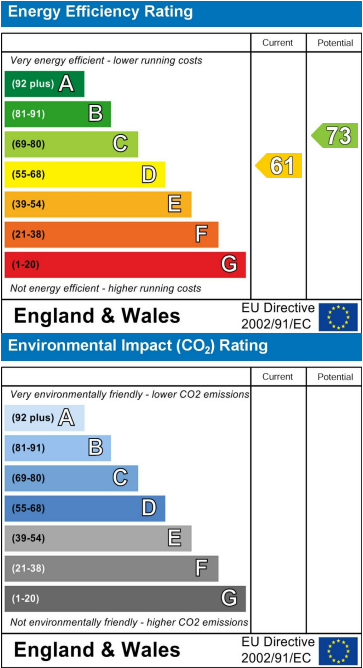


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

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

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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