





Greasbrough Road,Parkgate Rotherham S62 6HP

william h brown

welcome to

Greasbrough Road, Parkgate Rotherham

ENTER THE TARDIS! Spread over three floors and with the bonus of an en-suite to the master bedroom this property must be viewed! CALL TODAY - NO CHAIN!













Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall
With a side facing double glazed door and understair storage.

Lounge
With a front facing double glazed bay window and dining room.

Dining Room
With a rear facing double glazed window and radiator.

Kitchen
With modern fitted units and space for a fridge freezer and plumbing for a washing machine. There is also a rear facing double glazed window, side facing double glazed door and radiator.

Landing
the first floor landing has a side facing double glazed window.

Bedroom One
The master bedroom has a rear facing double glazed window and radiator.

En-Suite
Fitted with a bath, WC, hand wash basin and heated towel rail.

Bedroom Two
With a front facing double glazed window and radiator.

Bathroom
Located on the first floor with a shower unit, WC and hand wash basin.

Landing
The second floor landing has a side facing double glazed window.

Bedroom Three
With a rear facing double glazed velux window and radiator.

Bedroom Four
With a front facing double glazed velux window and radiator.

Outside
The property benefits from an enclosed pebbled area to the rear.

Remarks
Please be advised that the rear of the garden has undergone a historic Japanese knotweed treatment plan. Further details are available by contacting branch.

welcome to

Greasbrough Road, Parkgate Rotherham

- FOUR BEDROOMS
- THREE STOREY PROPERTY
- EN-SUITE
- MODERN THROUGHOUT
- EPC - C

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117702

The Property Ombudsman

Property Ref:
RTF117702 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01709 829935

rotherham@williamhbrown.co.uk

32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.