

Crossgate,Mexborough S64 0LN

william h brown

welcome to

Crossgate, Mexborough

DON'T CROSS THIS ONE OFF YOUR LIST! A 2 bedroom mid terrace situated in this popular location - excellently placed for amenities, schools, shops, parks & transport links. Boasting a low maintenance rear yard. Ideal for someone to get their own stamp on - NO CHAIN - CALL NOW!








Agents Note Aml
"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."

Lounge
The living space features a front-facing uPVC double glazed window and entrance door, allowing plenty of natural light, along with a central heating radiator.

Kitchen / Diner
A spacious and well-equipped kitchen diner fitted with a range of wall and base units complemented by a central kitchen island. Features include an integrated gas hob, oven and cooker hood, along with a sink and drainer. Enjoying natural light from a rear-facing uPVC double glazed window and rear door, the room also benefits from access to the cellar and a central heating radiator.

Landing
Providing access to the loft space, the landing also benefits from a central heating radiator.

Bedroom One
A generously sized principal bedroom featuring a front-facing uPVC double glazed window and a central heating radiator.

Bedroom Two
A well-proportioned second bedroom featuring a rear-facing uPVC double glazed window and a central heating radiator.

Bedroom Three
A versatile third bedroom featuring a rear-facing uPVC double glazed window and a central heating radiator.

Bathroom
Fitted with a three-piece suite comprising a bath, hand wash basin and WC. Having a rear-facing uPVC double glazed window.

Exterior
To the rear, the property benefits from an enclosed yard, providing a low-maintenance outdoor space.

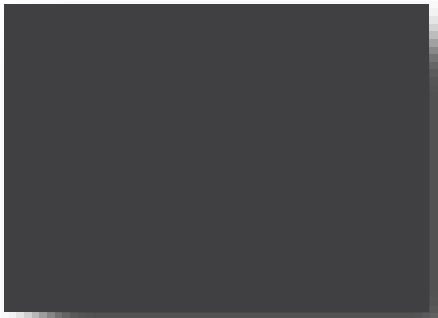
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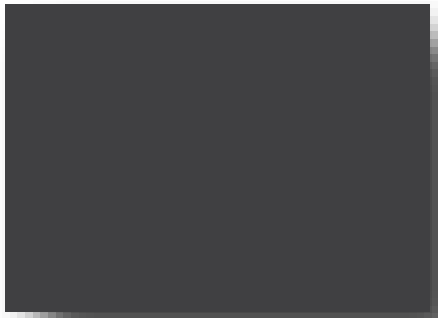
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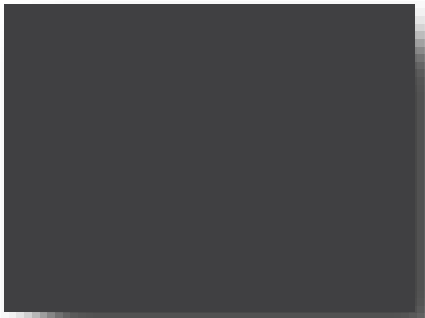
- 3 bedroom mid terrace. Council Tax A. EPC tbc
- Popular location - excellently placed for amenities, schools, shops, parks & transport links
- Ideal for anyone looking to get their own stamp on a property
- Low maintenance rear yard
- NO CHAIN

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

£100,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120802

The Property Ombudsman

Property Ref:
MXB120802 - 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.

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