merryweathers
Est. 1832

42 Lady Oak Way, Herringthorpe, Rotherham, S65 3LA

Offers Around £90,000

Ideal for first time buyer or investor. A viewing is recommended of this two bedroomed second floor apartment. Comprising of modern open plan lounge/ kitchen with fitted appliances. Two bedrooms and bathroom suite. Located within a quiet suburb of Herringthorpe. Offered with no vendor chain.

Communal Entrance

To the front of the property are post boxes, intercom system for visitors and a communal entrance door which leads into the communal hallway which features double glazed windows, carpet flooring, ceiling light and stairs leading up to the apartment.

Hallway

hallway with doors leading lounge/kitchen, bedroom one, bedroom two and bathroom. Electric wall heater. Loft access.

Lounge/ Kitchen 24'3" x 9'10" (7.4m x 3.0m)

Spacious open plan living kitchen. A modern kitchen is fitted with a range of wall and base units, worktops and complimentary wall tiles, stainless steel sink and drainer with a mixer tap, electric oven, four ring electric hob with extractor above, integrated fridge/freezer and dishwasher.

The living area has double glazed French doors with a Juliet balcony, electric wall heater and telephone intercom system.

Bedroom One 8'10" x 12'5" (2.7m x 3.8m)

With UPVC double glazed French doors with a Juliet Balcony. Electric wall heater.

Bedroom Two 8'10" x 8'10" (2.7m x 2.7m)

With UPVC double glazed window and electric wall heater.

Bathroom

Three piece suite in white with wash hand basin, bath with shower over, low flush w.c. Wall heater and extractor fan. UPVC double glazed window.

Outside

Car parking to front. Communal gardens to front and rear.

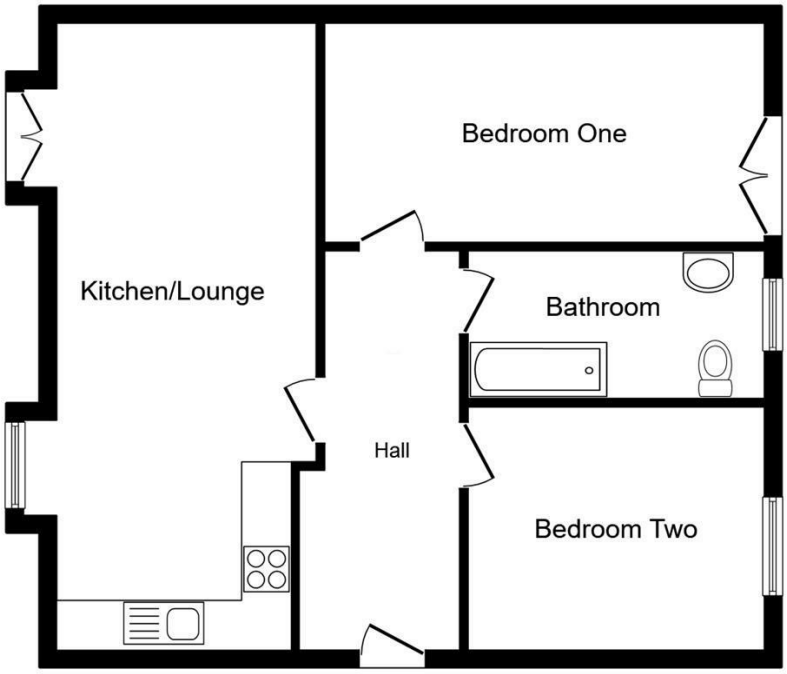
MATERIAL INFORMATION

Council Tax Band A
Tenure LEASEHOLD
Property Type : TWO BEDROOMED SECOND FLOOR FLAT
Construction type Brick built
Heating Type ELECTRIC HEATING
Water Supply Mains water supply
Sewage Mains drainage
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
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
AGENT NOTES: To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Legal Pack Ready

Get ready for speedier, smoother and more successful sales with Sale Ready properties!
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

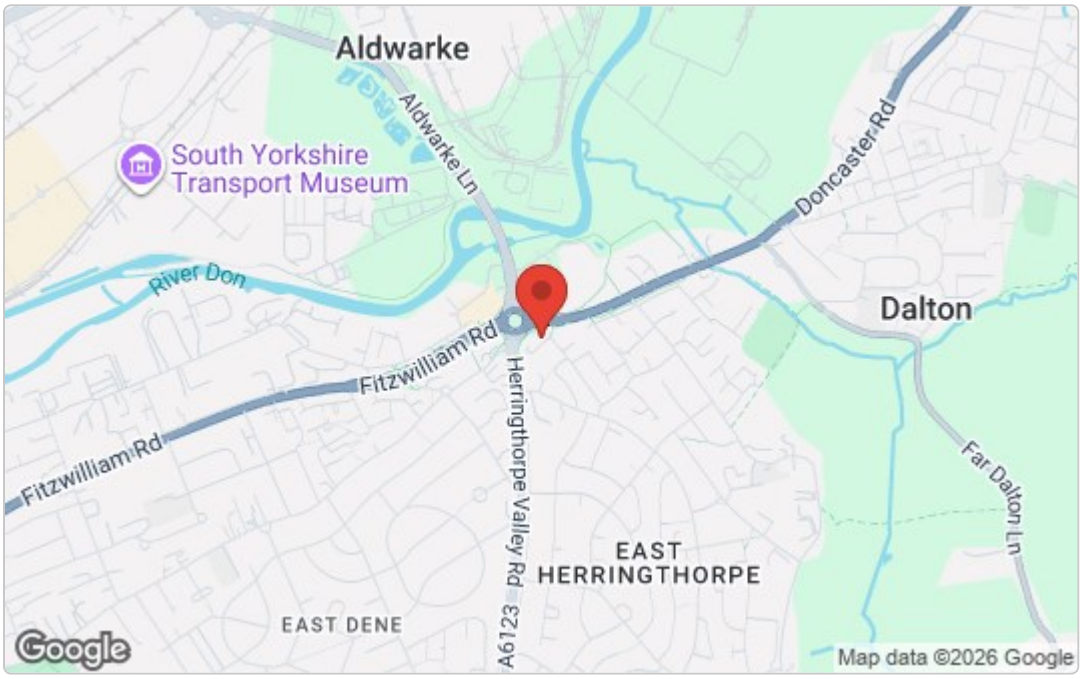
Floor Plan



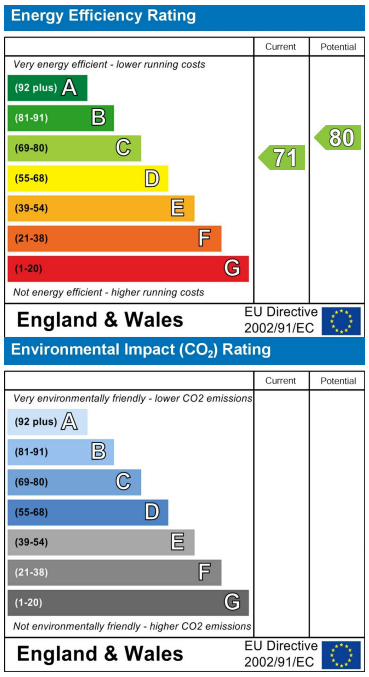
Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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