



Whitehill Road, Brinsworth Rotherham S60 5JQ

welcome to

Whitehill Road, Brinsworth Rotherham

£150,000-£160,000 - READY FOR A NEW OWNER - Offered to market is this two bedroom semi detached property making the ideal purchase for the FTB/small family buyer. Boasting spacious accommodation throughout with off road parking a well presented front & rear garden & patio...CALL TO VIEW!!!



Entrance Hall

Entering the property we have a front facing double glazed door, window and radiator.

Lounge

Irregular Shaped Room 12' 1" into breast x 11' 5" into recess (3.68m into breast x 3.48m)
Leading from the hallway is the lounge which includes a front facing double glazed window and a radiator aswell as featuring a media wall.

Kitchen

Irregular Shaped Room 12' 2" max x 7' 10" max (3.71m max x 2.39m)
Entering the kitchen from lounge the kitchen benefits from wall and base units aswell as a fitted oven, hob, extractor fan, a double sink and drainer and a radiator. There is also a large storage cupboard and boiler. There is a rear facing double glazed window and door leading to the garden.

Landing

On the landing there is access to the loft via a loft hatch.

Bedroom One

Irregular Shaped Room 13' 11" into recess x 11' 5" max (4.24m into recess x 3.48m)
The large master bedroom consists of a front facing double glazed window and a radiator.

Bedroom Two

Irregular Shaped Room 7' 10" max x 8' 8" max (2.39m max x 2.64m)
Sitting to the rear of the property the second bedroom has a rear facing double glazed window and a radiator.

Bathroom

Having a large shower unit, W/C and wash hand basin aswell as a rear facing double glazed window and a heated towel rail.

Outside

To the front of the property we have a driveway for

multiple cars with a dropped curb aswell as lawn and access to the rear of property.

To the rear of the property we have a large private garden mostly covered in lawn aswell as a patio and two outbuildings for storage purposes.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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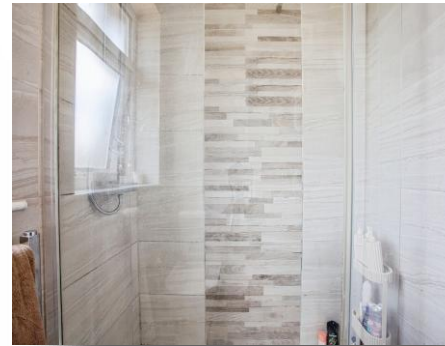
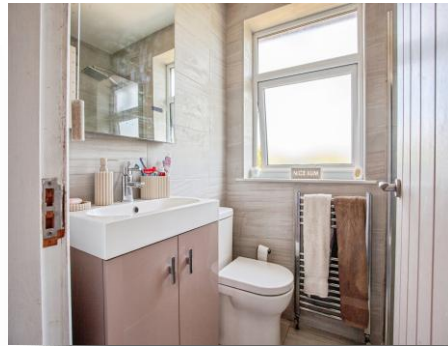
Whitehill Road, Brinsworth Rotherham

- Two bedroom semi detached property
- Spacious accomodation
- Ideal purchase for the FTB/small family
- Well placed to local amenities & transport links
- Good sized rear garden

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

guide price

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117471 - 0006

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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