



Lengdale Court, Rawmarsh Rotherham S62 5AZ

welcome to

Lengdale Court, Rawmarsh Rotherham

SOMETHING A LITTLE BIT DIFFERENT-

A charming 2 bed coach house forming part of a beautiful converted former school, offering character & open-plan living. Ideally placed to local



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."

Ground Floor Lounge

A welcoming lounge featuring a front-facing entrance door and a central heating radiator, providing a comfortable space for relaxation and everyday living.

Bedroom Two

A versatile second bedroom featuring a front-facing double glazed window, allowing for plenty of natural light, and a central heating radiator. Ideal for use as a bedroom, home office or guest room.

Utility Room

Fitted with wall and base units incorporating a sink and drainer, with space and plumbing for a washing machine & housing the combi boiler. The room also benefits from a shower and a rear-facing double glazed window, providing natural light and ventilation.

First Floor Lounge

Open plan from the kitchen/diner, creating a bright and spacious living area. Benefiting from two front facing UPVC double glazed windows, three rear facing UPVC double glazed windows and a further window above the stairwell, allowing an abundance of natural light throughout. Having two central heating radiators.

Kitchen / Dining

Fitted with a range of base units incorporating an integrated hob and oven, with space provided for a fridge/freezer and dishwasher. This bright and spacious kitchen/dining area benefits from a front & rear-facing double glazed window, allowing for an

abundance of natural light, and is further complemented by two central heating radiator.

Bedroom One

A generously sized principal bedroom benefiting from both front and rear-facing double glazed windows, allowing for plenty of natural light. The room is further enhanced by two central heating radiator, creating a comfortable and inviting space.

Bathroom

Appointed with a bath and separate shower, hand wash basin and WC. The bathroom also benefits from a rear-facing window, providing natural light and ventilation.

Outside

The property benefits from allocated parking for one vehicle, providing convenient off-road parking for residents.



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welcome to

Lengdale Court, Rawmarsh Rotherham

- Unique two bedroom coach house
- Character property forming part of a former school conversion
- Spacious open plan living - well presented throughout
- Close to local schools & amenities
- Ideal first time purchase or investment opportunity

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117465 - 0003

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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