



Providence Place, Rawmarsh Rotherham S62 6GA

welcome to

Providence Place, Rawmarsh Rotherham

JUST STARTING OUT? - Offered to market on a 50% shared ownership basis is this beautifully presented two bedroom semi detached making the ideal purchase for the FTB. Boasting spacious accommodation throughout with off road parking & low maintenance rear garden...CALL TO VIEW!!!



Entrance Hall

Having a front facing double glazed door & a radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer along with space for a fridge/freezer & a washing machine. Having a front facing double glazed window, a radiator, the boiler & a built in storage cupboard.

Lounge

Having a rear facing double glazed window & door leading to the garden & a radiator.

Downstairs W.C

Fitted with a hand wash basin & a WC, a radiator & an extractor fan.

Landing

Having a built in storage cupboard.

Bedroom One

Having two rear facing double glazed windows & a radiator.

Bedroom Two

Having two front facing double glazed windows, a radiator, a built in storage cupboard & loft hatch.

Bathroom

Fitted with a bath & a separate shower cubicle, a hand wash basin & a WC. Having a heated towel rail & an extractor fan.

Outside

To the front of the property is a drive providing off road parking.

To the rear is an enclosed lawned garden & a patio area.



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Providence Place, Rawmarsh Rotherham

- 50% SHARED OWNERSHIP BASIS
- Two bedroom semi detached
- Spacious & well presented throughout
- Ideal purchase for the FTB
- Off road parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117175 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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