









# welcome to

# **Holiwell Close, Maltby Rotherham**

A well-presented two-bedroom detached bungalow, offered with no onward chain, tucked away in a peaceful cul-de-sac. Boasting a two reception rooms, gated driveway, alongside a detached garage with additional conservatory and low maintenance gardens.













#### Kitchen

Fully fitted kitchen comprising a range of wall, draw and base units with contrasting worksurfaces housing the sink and drainer. Space is available for a washing machine, cooker, fridge and freezer. Benefiting from one central heated radiator, a side and front facing double glazed window along with a side facing double glazed upvc door.

#### Lounge

A bright and spacious lounge with a front facing double glazed bow window flooding the room with light. Has an electric fire with surround and a central heated radiator.

#### **Inner Hall**

Providing access to all accommodation, storage cupboard and airing cupboard.

#### **Bedroom One**

Comprising a range of fitted wardrobes, a central heated radiator and sliding double glazed doors into the conservatory.

#### Conservatory

A brick based conservatory with PVC roof. Has rear and side facing double glazed windows and upvc double glazed french doors to the rear garden.

#### **Bedroom Two**

Having fitted wardrobes, a rear facing double glazed window and a central heated radiator.

#### **Wet Room**

Fully tilled wet room comprising a wash hand basin, w/c and walk in shower. Featuring spotlights to the ceiling, a heated towel radiator and a side facing double glazed window.

### **Garage & Conservatory**

A detached garage with up/over door to the front. Attached to the side is an additional conservatory with pvc roof, front, side and rear double glazed window and upvc double glazed door.

#### Outside

To the front of the property is a gated driveway and block paved front garden providing ample parking.

To the rear of the property is a low maintenance paved garden with access to the detached garage and a conservatory previously utilised as a greenhouse.





## welcome to

# **Holiwell Close, Maltby Rotherham**

- No Chain!!
- Two Bedroom Detached Bungalow
- Well-Presented Throughout
- Two Reception Rooms
- **Gated Driveway**

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £190,000









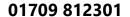
Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/MBY106302



Property Ref: MBY106302 - 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 quidance 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

maltby@williamhbrown.co.uk



54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA



williamhbrown.co.uk

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.