





Woodland Way,Herringthorpe ROTHERHAM S65 3DF

william
h brown

welcome to

Woodland Way, Herringthorpe ROTHERHAM

ROOM ON THE BROOM! This gorgeous three bedroom, EXTENDED detached house with ample outside space is waiting for its new owner to take the reigns! CALL TODAY TO VIEW!













Agents Note
"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."

Entrance Hall
The entrace to the property has a front facing double glazed door, side facing double glazed window and radiator.

Lounge
The spacious lounge features a large front facing double glazed bay window, feature fireplace with a logburning stove and two radiators.

Dining Room
Leading front the lounge, the dining room has a rear facing double glazed window and radiator, and stairs leading to the third reception room over a garage.

Kitchen
The Kitchen has a range of stylish wall and base units, a double sink and drainer and fitted appliances such as Oven, hob and extractor fan. The kitchen also has a side facing double glazed door leading to the garden and a rear facing double glazed bay window.

Reception Room Three
Located above the garage, this room is used by the current owners as another lounge/study but could also be used as a fourth bedroom.
This room has a front facing double glazed window, two rear facing double glazed windows and a radiator.

Landing
Having a large storage cupboard and side facing double glazed window.

Bedroom One
The master bedroom sits to the front of the property and has a front facing double glazed bay window, fitted wardrobes and a radiator.

Bedroom Two
Sitting at the rear of the property this room has a rear facing double glazed window, radiator and fitted wardrobes.

Bedroom Three
The third bedroom has a front facing double glazed window, radiator and storage cupboard built into bulkhead.

Bathroom
The family bathroom comprises of a shower over bath, WC and wash hand basin, heated towel rail and two rear facing double glazed obscured windows.

Outside
The property sits on a large landscaped corner plot with gardens to front side and rear. At the front we have a spacious driveway and access to the garage.

At the rear of the property is a patio area and lawn, enclosed with fencing.

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Woodland Way, Herringthorpe
ROTHERHAM

- EXTENDED
- DETACHED
- THREE RECEPTION ROOMS
- BEAUTIFUL GARDENS
- NO CHAIN

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

£320,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117711

The Property Ombudsman

Property Ref:
RTF117711 - 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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