



**Ryecroft Road, Rawmarsh Rotherham S62 5LR**

**welcome to**

**Ryecroft Road, Rawmarsh Rotherham**

£150,000 - FIRST STEP ON THE LADDER? Offered to market is the lovely three bedroom mid terraced property making the ideal purchase for the FTB. Boasting well presented accommodation throughout with off road parking & a delightful rear garden...ARRANGE YOUR VIEWING!!!



**Entrance Hall**

Having a front facing door.

**Lounge**

Having a front facing double glazed window & a radiator.

**Kitchen / Dining Room**

The kitchen is fitted with a range of wall & base units housing the integrated hob & oven along with a coordinating centre island. There is also space for a washing machine. Having a rear facing window & spotlights to the ceiling. The dining /seating area has rear facing patio doors leading to the garden, a radiator, under stairs storage and a beautiful feature log burner.

**Bedroom One**

Having a rear facing double glazed window, a radiator & a built in storage cupboard.

**Bedroom Two**

Having a front facing double glazed window, a radiator & built in wardrobes providing hanging & storage space.

**Bedroom Three**

Having a front facing double glazed window & a radiator.

**Bathroom**

Fitted with a bath with a shower over, a WC & a rear facing window.

**Outside**

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

To the rear is a lawned garden with a patio area & an outhouse providing storage space.



***view this property online*** [williamhbrown.co.uk/Property/RTF117088](http://williamhbrown.co.uk/Property/RTF117088)



welcome to

## Ryecroft Road, Rawmarsh Rotherham

- Three bedroom mid terraced property
- Spacious & well presented accommodation throughout
- Well placed to amenities & transport links
- Drive providing off road parking
- Delightful rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: A

# £150,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RTF117088](http://williamhbrown.co.uk/Property/RTF117088)



Property Ref:  
RTF117088 - 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.



william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**