



Broom Hayes, Broom Valley Rotherham S60 2EG

welcome to

Broom Hayes, Broom Valley Rotherham

JUST BRING YOUR THINGS & MOVE IN - Offered on a 25% Shared Ownership Basis is this fabulous two bedroom first floor flat. Being well presented & spacious throughout with allocated parking & private balcony...CALL NOW TO ARRANGE YOUR VIEWING!!!



Lounge

An open plan space having side facing double glazed patio door leading on to the balcony & a radiator.

Kitchen

Fitted with a series of wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. There is also space for a washing machine. Having a side facing double glazed window & a radiator.

Bedroom One

Having a side facing double glazed window & a radiator.

En Suite

Fitted with a shower cubicle, a hand wash basin & a WC along with a heated towel rail.

Bedroom Two

Having a side facing double glazed window & a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a front facing double glazed window & a heated towel rail.

Outside

A decked balcony perfect for relaxing/morning coffees.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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Broom Hayes, Broom Valley Rotherham

- 25% SHARED OWNERSHIP BASIS
- Two bedroom first floor flat
- Beautifully presented & spacious throughout
- Well placed to local amenities, transport links & Rotherham Hospital
- Ideal purchase for FTB/commuters/investors

Tenure: Leasehold EPC Rating: B

Council Tax Band: C 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.

£34.375



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117364 - 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.

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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