



Hollytree Avenue, Maltby Rotherham S66 8DY

welcome to

Hollytree Avenue, Maltby Rotherham

Available with NO CHAIN is this three bedroom semi-detached RENOVATION OPPORTUNITY!! Having off street parking, two reception rooms and garden to front and rear. Being conveniently located for access to a range of amenities, schools and major motorway networks including the M1 & M18.



Hall

A front facing UPVC door opens to the hall with stairs rising to the first floor and separate doors leading to the lounge and kitchen.

Lounge

One of two reception rooms this lounge has a rear facing double glazed window.

Kitchen

Comprising a range of wall, drawer and base units with, worktops and inset sink drainer. Having a front facing double glazed window, side UPVC door and door to the dining room.

Dining Room

Having double glazed patio doors onto the rear garden.

Landing

Having a front facing double glazed window and storage cupboard.

Bedroom One

Having a rear facing double glazed window and storage cupboard.

Bedroom Two

Having a rear facing double glazed window and a storage cupboard.

Bedroom Three

Having a front facing double glazed window.

W.C

Having a W.C and a front facing double glazed window.

Bathroom

Comprising a wash hand basin, bath and a front facing double glazed window.

Outside

To the front of the property is a lawn and access to the shared driveway which extends to the rear where a gate provides access to the rear garden.

The rear garden is sizeable with a lawn.

Agents Note

Please note that the AML fee covers 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.



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Hollytree Avenue, Maltby Rotherham

- NO CHAIN!!!
- Renovation Opportunity!!
- Three Bedroom Semi-Detached
- Two Reception Rooms
- Sizeable Rear Garden

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

£120,000



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Property Ref:
MBY106636 - 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.

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Please note the marker reflects the
postcode not the actual property



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