





Haywood Close,Rotherham S65 3RL

Not for marketing purposes INTERNAL USE ONLY

welcome to

Haywood Close, Rotherham

GUIDE PRICE £160,000-£170,000 HEAD TO HERRINGTHORPE! Early viewing is advised for this lovely three bedroom property. With added utility space and off road parking, 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."

Hallway
The entrance to the property has a front facing double glazed door, side facing double glazed window, radiator and stairs to the first floor landing.

Lounge
The spacious lounge has a front facing double glazed bay window and two radiators.

Kitchen
The kitchen has a range of wall and base units, sink and drainer, integrated oven, hob and extractor fan, a large storage cupboard and a rear facing double glazed window.

Dining Room
The dining room has a rear facing double glazed window, radiator and storage cupboard housing the combi-boiler.

Utility Room
Featuring a front facing double glazed door, side facing double glazed door leading to the rear garden, rear facing double glazed window and radiator.

Landing
With two storage cupboards, side facing double glazed window and loft hatch.

Bedroom One
The master bedroom has a front facing double glazed window, built in storage cupboard and a radiator.

Bedroom Two
Having a rear facing double glazed window, built in storage and radiator.

Bedroom Three
With a front facing double glazed window and radiator.

Bathroom
The family bathroom has a shower over bath, WC and wash hand basin. There is a heated towel rail and spotlights to the ceiling.

Outside
To the front of the property is a driveway.

To the rear is a lawn, patio and decking area, enclosed with fencing. There is also a good size shed.

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Haywood Close, Rotherham

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY
- DRIVE
- NO CHAIN

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

guide price

£160,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
RTF115688 - 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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