



Rose Hill Close,



welcome to

Rose Hill Close,

*****GUIDE PRICE £190,000-£210,000*****Two-bedroom semi-detached home with spacious living room, kitchen/diner with French doors, front and rear gardens, driveway, and a beautiful planted rear garden. Located in sought-after Mosborough with great local amenities.



Hall

Having an entrance door and radiator. Stairs leads to the first floor accommodation.

Living Room

Front facing double glazed window and two radiators. A feature of the room is the mantel surround. laminate flooring.

Kitchen / Diner

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob and electric oven, space and plumbing for washing machine. Rear facing double glazed window and French doors leads to the rear garden. Radiator and tiled floor. Understairs cupboard.

Landing

Having a side facing double glazed window. There is also loft access via a loft hatch and ladder .

Bedroom One

Front facing double glazed window and radiator. A range of fitted wardrobes and drawers.

Bedroom Two

Rear facing double glazed window and radiator.

Bathroom

A suite comprising bath with shower above, wc, wash hand basin , rear facing double glazed window and radiator. The bathroom has recently been renovated.

Garden

Having an enclosed verdant lawned rear garden with a paved seating area and a shed located at the bottom of the garden. There are a range of plants such as lavender, a bay tree and an apple tree. There is a driveway which can be accessed to the rear of the property.



view this property online williamhbrown.co.uk/Property/CPK114280



welcome to

Rose Hill Close,

- Two bedrooms
- Semi-detached property
- Enclosed rear garden
- Driveway
- Ideal for first time buyers

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

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CPK114280](https://www.williamhbrown.co.uk/Property/CPK114280)



Property Ref:
CPK114280 - 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.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)