



**43 Durham Way, Parkgate**  
Rotherham

Offers in Region of **£120,000**



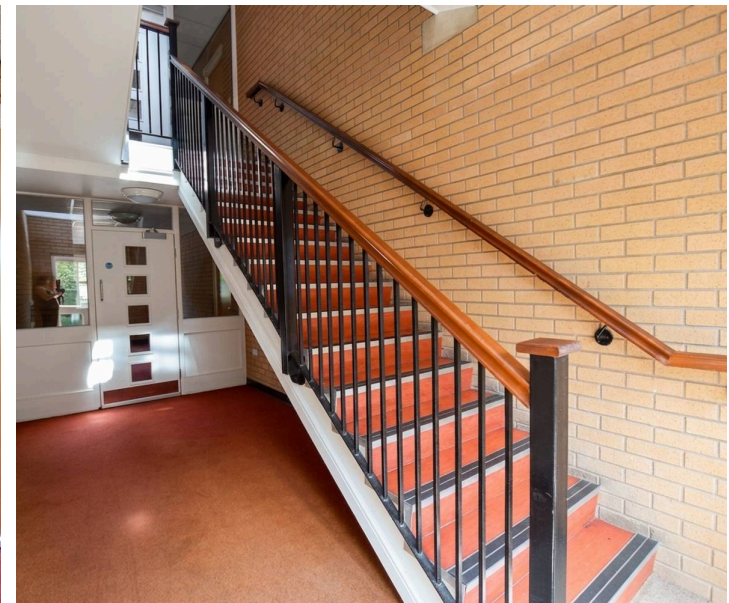
# 43 Durham Way

Parkgate, Rotherham

Council Tax band: A

Tenure: Leasehold

- Spacious TWO Bedroom second-floor apartment
- Achievable gross rental yield of approximately 7.25%
- Open-plan lounge, kitchen, and dining area
- Juliet balcony with sweeping views
- Modern fitted kitchen with integrated appliances
- Allocated parking space plus ample visitor parking
- Master Bedroom with built in wardrobes & En-suite
- Excellent transport links, including nearby tram stations
- Leasehold | EPC: Ordered





# 43 Durham Way

Parkgate, Rotherham

Offers over £120,000. A spacious TWO Bedroom second floor apartment situated in the highly sought after Durham Way, Parkgate. Beautifully presented throughout, this property is not to be missed and offers an excellent opportunity for FIRST TIME BUYERS, INVESTORS, or those looking to DOWNSIZE. Conveniently located with excellent transport links, including a short walk to the tram station, and an abundance of local amenities right on your doorstep, this apartment truly ticks every box. For investors, the property offers an achievable gross rental yield of approximately **7.25%**, making it an attractive buy-to-let opportunity.

The accommodation briefly comprises a welcoming Entrance Hall with excellent built in storage, leading through to a spacious open-plan Lounge, Kitchen, and Dining area. The bright living space benefits from a Juliet balcony, offering sweeping views and an abundance of natural light.

The modern fitted Kitchen comes fully equipped with integrated appliances, including a fridge freezer, oven and hob, washing machine, and dishwasher, making it ideal for modern living.

There are two generously sized Bedrooms, with the master Bedroom featuring built-in wardrobes and a stylish en-suite shower room comprising a shower cubicle, wash hand basin, and WC. The contemporary family Bathroom is fitted with a full-sized bath with shower over, wash hand basin, and WC.

Externally, the property benefits from an allocated parking space, ample visitor parking, and the added bonus of a secure outdoor storage unit.





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GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Bartons

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