





Banks Way,Catcliffe Rotherham S60 5WR

william h brown

welcome to

Banks Way, Catcliffe Rotherham

LIFE ON ONE LEVEL! This spacious first floor flat is the ideal property if you are looking for comfort and easy maintenance. Located close to the M1 and nearby to shops this property must be viewed fast! 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."

Entrance Hall
Entering the property we have two storage cupboards and a radiator.

Lounge
A generous size lounge which feature a rear facing juliette balcony and two radiators.

Kitchen
The kitchen has a range of wall and base units, sink and drainer and integrated oven, hob and extractor fan. There is also plumbing for a washing machine and a front facing double glazed window and radiator.

Bathroom
The bathroom comprises of a shower over bath, WC and wash hand basin. There is also a front facing double glazed window and radiator.

Bedroom One
The master bedroom has a rear facing double glazed window and radiator.

Bedroom Two
The second bedroom is a double sizem with a front facing double glazed window, fitted wardrobes and a radiator.

Outside
Surrounding the property are communcal gardens and one allocated parking space for the homeowner. There is also visitor parking on site.

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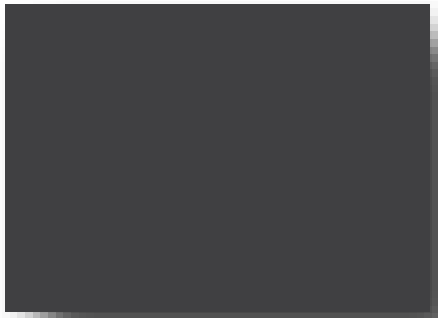
- Two bedrooms
- First Floor
- One allocated parking space
- Close to motorways and transport links
- EPC - B

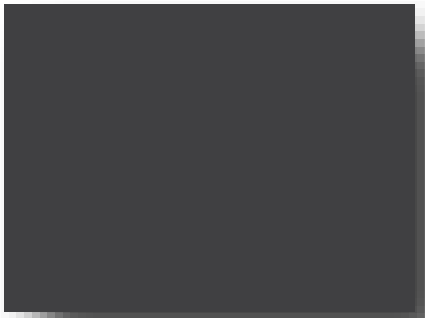
Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

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.

£155,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117749

The Property Ombudsman

Property Ref:
RTF117749 - 0004

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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