



Leatham Avenue, Kimberworth Rotherham S61 1AD

welcome to

Leatham Avenue, Kimberworth Rotherham

£100,000 - LIFE ON ONE LEVEL - Offered to the market is this stylish 1st floor apartment situated in a popular residential area. With its contemporary interior and modern kitchen, this property is move in ready. DON'T DELAY - GIVE US A CALL TO VIEW!



Entrance Hall

Having a front facing door, a radiator & a built in storage cupboard.

Lounge

Having rear facing double glazed French doors with Juliet balcony & a radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a side facing double glazed window.

Bedroom One

Having a rear facing double glazed window & a radiator.

En Suite

Fitted with a shower unit, a hand wash basin & WC along with a radiator & extractor fan.

Bedroom Two

Having a rear facing double glazed window & a radiator.

Bathroom

Fitted with a bath with shower over, a hand wash basin & a WC. Having a heated towel rail & extractor fan.



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welcome to

Leatham Avenue, Kimberworth Rotherham

- Two bedroom 1st floor apartment - move in ready
- Located in a popular residential area
- Well placed to amenities, transport links & Meadowhall Shopping Centre
- Ideal purchase for the FTB/investors alike
- CALL TO VIEW!!!

Tenure: Leasehold EPC Rating: C

Council Tax Band: A 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.

£100,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF116548](https://www.williamhbrown.co.uk/Property/RTF116548)



Property Ref:
RTF116548 - 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.

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.



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