



Millfold Rise Westgate Rotherham S60 1FT

Guide Price £140,000 to £145,000



- **Modern Two Bedroom Three Story End Town House**
- **Built 2024 as Part of the Trilogy Collection by Wilmott Dixon**
- **Mid-Level Double Bedroom with En-Suite Shower and Fabulous GARDEN TERRACE**
- **Low Maintenance, Urban Lifestyle in a Quiet but Convenient Location**
- **Town Centre Convenience with Allocated Parking**
- **OPEN PLAN LIVING - Kitchen, Sitting and Dining Ground Floor**
- **Large Double Bedroom and Family Bathroom Occupy the Second Floor**
- **Ideal First Time or Investment Purchase**

Guide Price £140,000 to £145,000 - Built in 2024 as part of the Trilogy Collection by Wilmott Dixon is this stylish two double bedroom, three story modern Town House which is located within a small modern development just off Westgate which is just a short walk of the Town Centre.

Accommodation is split over three levels, the ground floor having a fabulous OPEN PLAN Kitchen, Dining, Sitting Room and a handy downstairs WC. The Kitchen is appointed in a stylish grey gloss finish with copper coloured door handles and comes with integral cooking appliances with space for an upright fridge freezer and space for a washing machine.

It is designed for a modern urban lifestyle with room for Dining and relaxing. The first floor come with a double bedroom with its own en-suite Shower Room and with doors which open onto a low maintenance Garden Terrace.

The second floor comes with a sizeable double bedroom and a Family Bathroom suite in white.

The development is designed with low-maintenance attractive landscaping and the property comes with its own allocated parking space. Although the location is ideal for first time buyers, it would be suitable to BUY-TO-LET property investors with expected monthly rents in the region of £900 provides a gross yield in the region of 7.7%.

**** Viewing Advised - APPOINTMENT ONLY ****

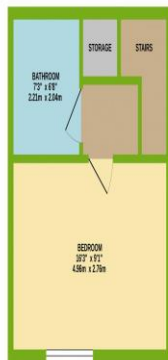




GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR
257 sq.ft. (23.8 sq.m.) approx.

2ND FLOOR
257 sq.ft. (23.8 sq.m.) approx.



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TOTAL FLOOR AREA: 862 sq.ft. (80.0 sq.m.) approx.

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If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

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GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

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