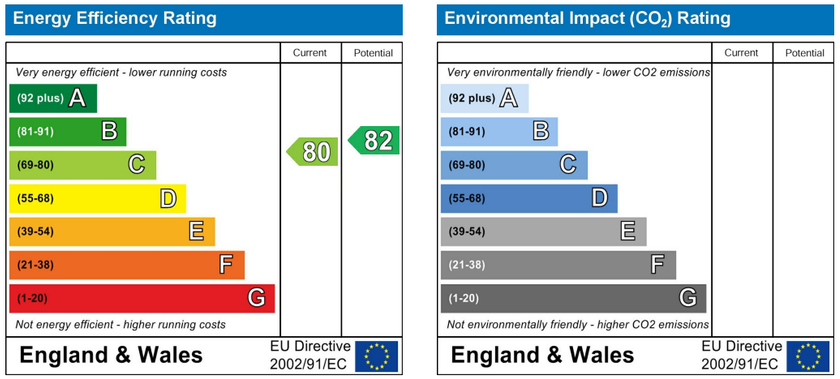
Energy Efficiency Graph



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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67 Malvern Drive, Woodlaithes, Rotherham, S66 3XA

Price Guide £110,000

Key Points

GUIDE PRICE OF £110,000 TO £115,000. A viewing is recommended of thisone bedroomed second floor apartment, suitable for first time buyers or buy to let. With modern kitchen and bathroom.
Situated in a quiet location within the popular Woodlaithes Village. The area is perfect for access to local amenities including shops and pub. Excellent for access to transport links with the motorway and bus routes near by.



- Modern throughout
- Allocated parking
- Perfect for amenities
- Popular location
- Energy Rating B
- Council tax band A
- Excellent for transport links

About This Property

Communal Entrance
Having a secure entrance with intercom access and steps up to this first floor apartment.

Entrance hallway
Enter from the fire door into the hall having access to all rooms, with small closet consisting of water heating tank and alarm control unit.

Lounge 10'0" x 14'7" (3.05 x 4.47)
Spacious living area with UPVC double glazed window, archway leading to the kitchen and electric storage heator.

Kitchen 12'4" x 6'5" (3.76 x 1.96)
Range of wall and base units. Built in appliances included Oven, hob and extractor fan. Partial tiling. Space and plumbing for washing machine and space for fridge/freezer. UPVC double glazed window.

Bedroom 12'7" x 10'4" (3.84 x 3.15)
With UPVC double glazed window, electric storage heater.

Bathroom 6'0" x 6'3" (1.83 x 1.93)
Comprising of a three piece white bathroom suite including low flush w.c., bath and vanity unit housing wash hand basin. Shower over bath with screening. Extractor fan. Wall mounted electric fan heater and towel rail. UPVC double glazed window.

External
Outside the building is communal gardens and allocated parking to the rear of the building.

MATERIAL INFORMATION
Council Tax Band B
Tenure LEASEHOLD, 103 YEARS LEFT ON LEASE. £50.00 PER ANN GROUND RENT, £1,466 ON SERVICE CHARGE.
Property Type : ONE BEDROOMED SECOND FLOOR APARTMENT
Construction type Brick built
Heating Type GAS CENTRAL HEATING
Water Supply Mains water supply
Sewage Mains drainage
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage. https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type: ALLOCATED PARKING
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
AGENT NOTES: To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







