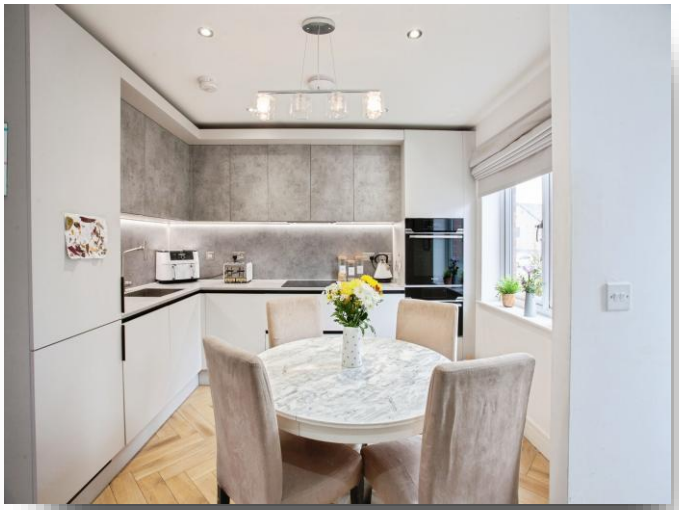






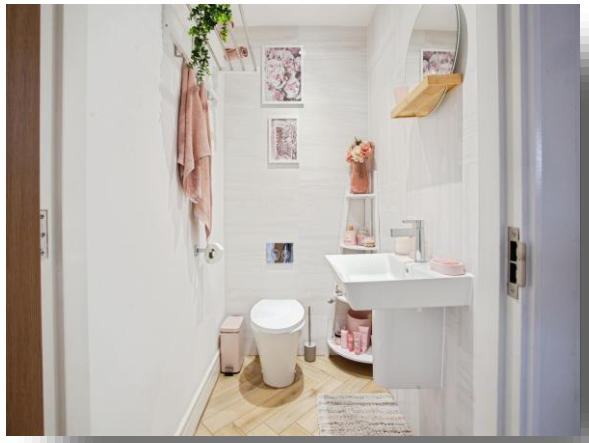
Hawes Way,Waverley ROTHERHAM S60 8EA

william h brown

welcome to

Hawes Way, Waverley ROTHERHAM

A STEP ON THE LADDER! This well proportioned three bedroom semi-detached is the perfect starter home or downsize! With a modern feel throughout and ample off road parking this one must be viewed. CALL TODAY!













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."

Kitchen / Diner
Entering the property into the open plan kitchen-diner. The kitchen has a range of stylish wall and base units, and features fitted appliances such as double oven, hob and extractor fan. Integrated microwave, fridge/freezer and dishwasher. There is also a sink and drainer and front facing window and door.
The kitchen benefits from underfloor heating, and radiator and spotlights to ceiling.

Cloakroom
Housing a WC, wash hand basin, extractor fan and radiator. With spotlights to ceiling.

Lounge
Leading from the kitchen into the lounge, this spacious room has rear facing Bi-fold doors leading to the rear garden and also benefits from underfloor heating.

Landing
With a side facing double glazed window, loft hatch and radiator.

Bedroom One
To the front of the property sits the master bedroom. Featuring fitted wardrobes, two front facing double glazed windows and radiator.

Bedroom Two
To the rear of the property sits the second bedroom. Another great size this room has a rear facing double glazed window and radiator.

Bedroom Three
Also to the rear is the third bedroom, with a rear facing double glazed window and radiator.

Bathroom
The family bathroom consists of a shower over bath, WC and wash hand basin. There is a heated towel rail and spot lights to ceiling.

Outside
To the rear of the property is an enclosed lawn and patio area. There is a rear gate giving access to two parking spaces at the rear of the property.

welcome to

Hawes Way, Waverley ROTHERHAM

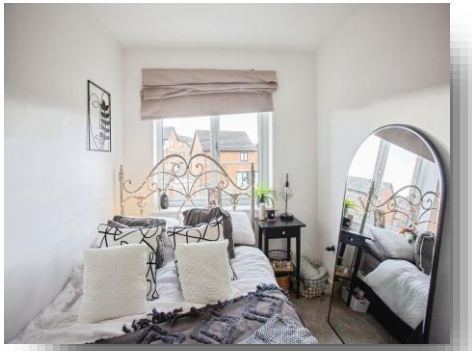
- Semi-detached
- Three bedrooms
- Underfloor heating to the kitchen
- Modern kitchen
- EPC - B

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£255,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117030

The Property Ombudsman

Property Ref:
RTF117030 - 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

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.