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40 Oak Dene Way, Waverley, Rotherham, S60 8BE

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Asking Price £260,000

Occupying a prime position within the highly sought-after Waverley development, this impressive three-storey, three double-bedroom mid-townhouse is offered to the market with no onward chain. Built in 2017, the property combines contemporary design with spacious, versatile accommodation, making it an ideal home for families and professionals alike.

Finished to a high standard throughout, the accommodation is thoughtfully arranged over three floors. At the heart of the home is the stylish open-plan kitchen and dining area, providing an excellent space for both everyday living and entertaining, with doors that open onto the enclosed rear garden, which is mainly laid to lawn. The ground floor also benefits from a downstairs WC and a separate office, offering flexibility to be used as a playroom or snug / reception room.

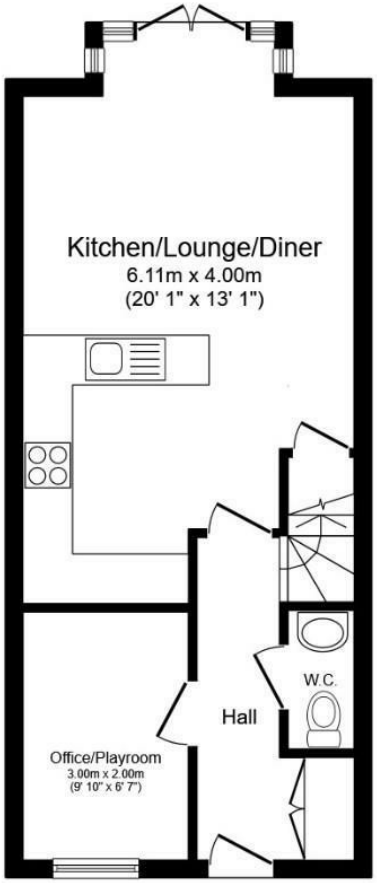
The first floor features a well presented rear-facing lounge, offering a comfortable living space, while the principal bedroom is positioned to the front and benefits from its own modern en-suite shower room.

On the second floor are two further well-proportioned double bedrooms, served by a contemporary family bathroom.

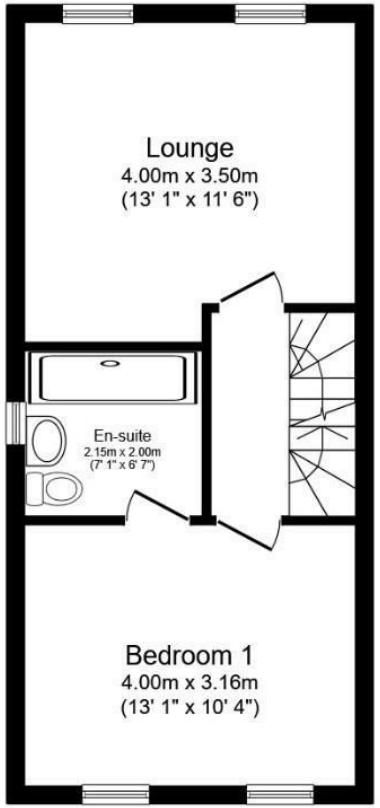
Externally, the property enjoys a small forecourt garden to the front, setting it back from the road, while the enclosed rear garden provides a pleasant outdoor space for relaxing or entertaining. There are also two allocated off-street parking spaces.

Waverley is one of the region's most desirable modern developments, offering excellent transport links with convenient access to the Sheffield Parkway and the M1 motorway. A wide range of local amenities, parks, schools and leisure facilities are all within easy reach, making this an excellent location for families and commuters alike.

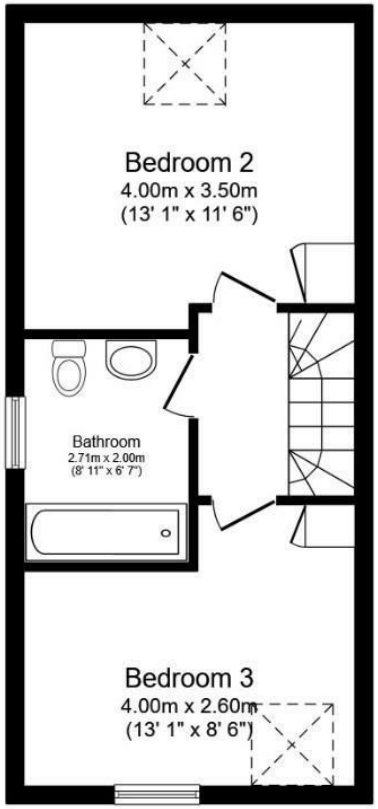
Hunters Swallownest 45 Worksop Road, Sheffield, S26 4WA | 0114 258 0111
swallownest@hunters.com | www.hunters.com



Ground Floor



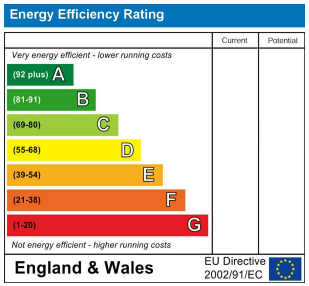
First Floor

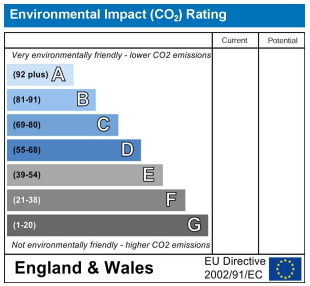


Second Floor

Total floor area 112.1 sq.m. (1,207 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





ANTI MONEY LAUNDERING
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.

GENERAL REMARKS
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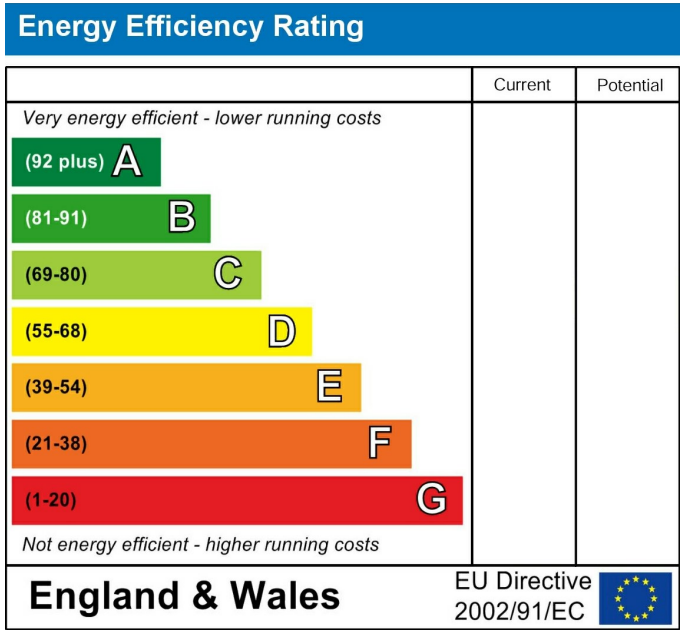
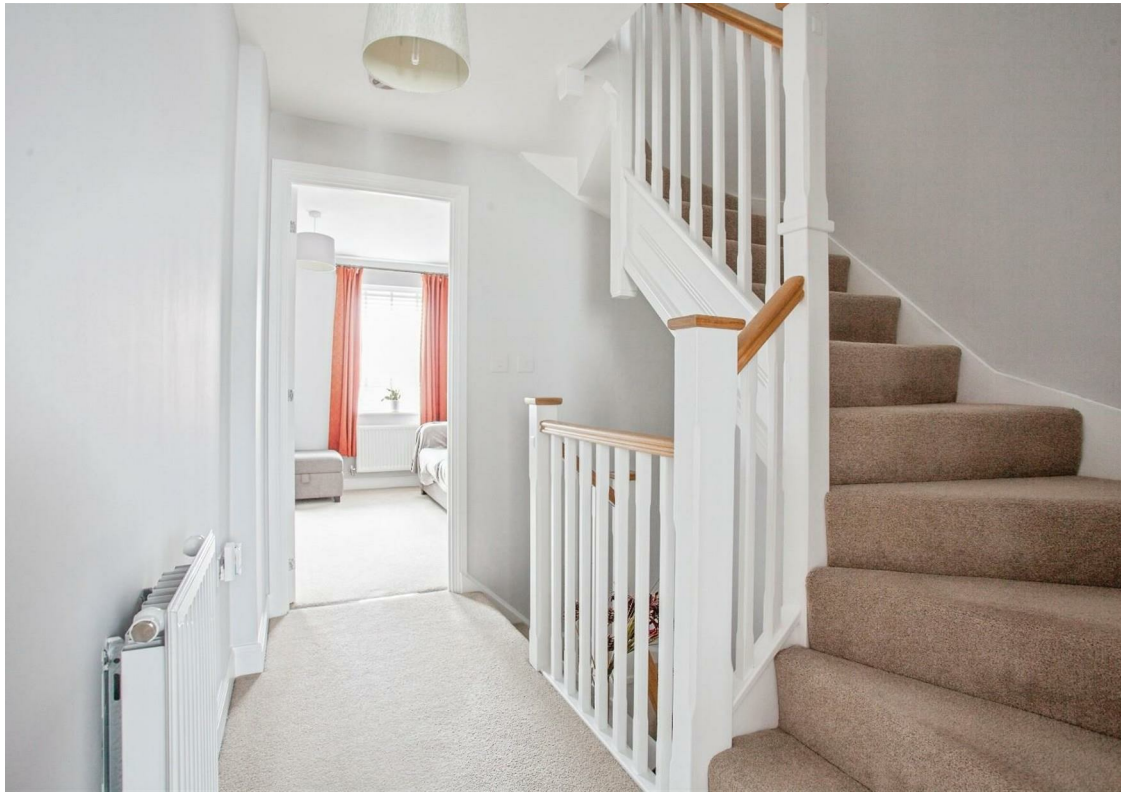
TENURE
This property is freehold.

RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.