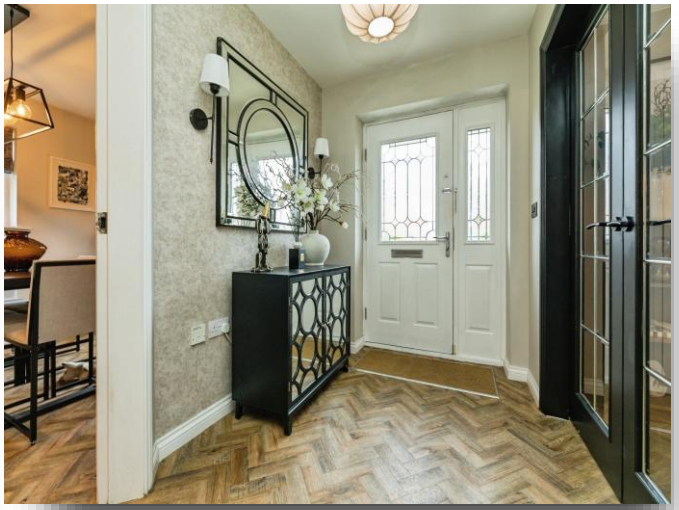






Bradfield Way,Waverley ROTHERHAM S60 8WE

Not for marketing purposes INTERNAL USE ONLY

welcome to

Bradfield Way, Waverley ROTHERHAM

SHOW HOME QUALITIES! One look and you will be hooked. This four bedroom property truly needs to be viewed to be appreciated. With a utilty room, en-suite, and drive and garage. CALL TODAY TO VIEW!













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."

Hallway
The entrance to the property has a front facing door and radiator, and double doors leading into the lounge.

Lounge
The spacious lounge has a front facing double glazed window, side facing double glazed patio doors leading outside and a radiator.

Kitchen -Diner
Spanning the length of the property this ultra stylish dining kitchen has a range of wall and base units housing integrated dishwasher, fridge-freezer, wine cooler and oven, hob and extractor fan.

The dining area has a front facing window and three side facing windows, along with three radiators.

Utility Room
Located off the kitchen, the utility room has plumbing for a washing machine and space for two utilities.

There is a further door leading the downstairs WC, with a hand wash basin and radiator.

Landing
With a radiator and built in storage.

Bedroom One
The stylish master bedroom has two built in wardrobes for storage, a front facing double glazed window and radiator. There is a door leading to the En-suite.

En-Suite
Fitted with a shower cubicle, WC, hand wash basin and radiator.

Bedroom Two
The second bedroom has a side facing window and radiator.

Bedroom Three
With a front and side facing double glazed window and radiator.

Bedroom Four
The fourth bedroom has a front facing double glazed window and radiator.

Bathroom
The stunning family bathroom is fitted with a seperate bath and shower cubicle, WC, hand wash basin and radiator.

Outside
Externally the property has a driveway, garage and enclosed artifical lawn and patio areas.

welcome to

Bradfield Way, Waverley ROTHERHAM

- DETACHED
- FOUR BEDROOMS
- UTILITY ROOM
- STUNNING KITCHEN
- EN SUITE

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£380,000









Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk

The Property Ombudsman

Property Ref:
RTF117782 - 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.

Not for marketing purposes INTERNAL USE ONLY

01709 829935

rotherham@williamhbrown.co.uk

32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR

williamhbrown.co.uk

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.