



Rosewood Drive, Waverley Rotherham S60 8BA

welcome to

Rosewood Drive, Waverley Rotherham

£180,000 - VIEWING IS A MUST - This two bedroom 2nd floor apartment is spacious and bright, located in this ever desirable development. Boasting stunning & modern accommodation throughout with allocated parking. CALL NOW!



Entrance Hall

Having a front facing door & a built in storage cupboard.

Lounge

Having a front facing double glazed window & a radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & microwave with granite worktops housing the sink & drainer. Having two rear facing double glazed windows & spotlights to the ceiling.

Bedroom One

Having a rear facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

Bedroom Two

Having a rear facing window & radiator.

Bathroom

Fitted with a bath & a shower, a hand wash basin & a WC. Having a radiator & spotlights to the ceiling.



view this property online williamhbrown.co.uk/Property/RTF117147



welcome to

Rosewood Drive, Waverley Rotherham

- Two bedroom second floor apartment - sought after area
- Beautifully presented throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB
- Allocated parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF117147](https://www.williamhbrown.co.uk/Property/RTF117147)



Property Ref:
RTF117147 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)