



Wensleydale Drive, Brinsworth ROTHERHAM S60 5JY

welcome to

Wensleydale Drive, Brinsworth ROTHERHAM

£200,000-£210,000 - FIRST STEP ON THE LADDER - Offered to market is this well presented three bedroom semi detached property making the ideal home for the FTB/family buyer. Boasting off road parking with a low maintenance patio. CALL TO BOOK A VIEWING!!!



Entrance Porch

Having a front facing double glazed window, a side facing double glazed door, a radiator & spotlights.

Kitchen

Fitted with wall & base units housing the integrated double oven, hob & the extractor fan, the fridge/freezer & dishwasher with worktops housing the sink & drainer. Having a front facing double glazed window, a radiator & a built in storage cupboard.

Lounge

Having an electric fireplace, a radiator & spotlights to the ceiling.

Dining Room

Having rear facing double glazed doors leading to the garden & a radiator.

Landing

Providing access to the loft.

Bedroom One

Having a rear facing double glazed window & a radiator and benefits from a walk in wardrobe.

Bedroom Two

Having a front facing double glazed window & a radiator.

Bedroom Three

Having a front facing double glazed window & a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a side facing double glazed window & spotlights.

Outside

To the front of the property is a drive providing off road parking for two cars & a shed fitted with electrics.

To the rear of the property is an Indian stone patio enclosed with fencing. Also benefiting from outside electrics & an outside tap.



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Wensleydale Drive, Brinsworth ROTHERHAM

- Three bedroom semi detached property
- Well presented accommodation throughout
- Ideal purchase for the FTB/family buyer
- Well placed to local amenities & transport links
- Off road parking & low maintenance rear patio

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£200,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
RTF116838 - 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.

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