



Dane Street South, Thurnscoe Rotherham S63 0DW

welcome to

Dane Street South, Thurnscoe Rotherham

SOUTHERN COMFORTS ON DANE ST SOUTH! A well-presented 2-bed bungalow. Available at 25% shared ownership - ideal first step onto the property ladder or downsize without compromise. Boasting well presented accommodation with off street parking & a delightful rear garden - CALL US NOW!





Agents Note

Entrance Hallway

Lounge

12' 6" x 14' 11" (3.81m x 4.55m)

Kitchen

9' 11" x 10' 6" (3.02m x 3.20m)

Bedroom One

12' 7" x 9' 9" (3.84m x 2.97m)

Bedroom Two

7' 8" x 9' 10" (2.34m x 3.00m)

Wet Room

Exterior

Agents note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time-frames involved.

This property is currently under shared ownership with 25% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with Together Homes Housing Association, who would need to be contacted to ensure any criteria are met by the interested party.

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

welcome to

Dane Street South, Thurnscoe Rotherham

- 2 bedroom bungalow. EPC A. Council Tax A
- Excellently placed for local amenities, shops & transport links
- Well presented & spacious throughout
- Wet room
- Off street parking

Tenure: Leasehold EPC Rating: A

Council Tax Band: A Service Charge: 251.52

Ground Rent: 2416.48

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.

shared ownership

£45,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MXB118619](https://www.williamhbrown.co.uk/Property/MXB118619)



Property Ref:
MXB118619 - 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.



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