



Micklethwait Court, Moorgate ROTHERHAM S60 3FH

welcome to

Micklethwait Court, Moorgate ROTHERHAM

Asking price - £215,000 - Well-presented two-bedroom end-terraced home situated in the sought-after Moorgate area, offering spacious living accommodation, a private garden, driveway parking, and excellent access to local amenities, schools, and transport links.



Cloakroom

Having a downstairs W/C and a sink.

Lounge

Having a rear facing patio door and a radiator.

Kitchen

Having a front facing double glazed window, a hob & oven, a dishwasher, space for a fridge freezer and a washing machine.

Landing**Bedroom One**

Having a rear facing double glazed window and a radiator.

Bedroom Two

Having a front facing double glazed window, a storage cupboard and a radiator.

Bathroom

Having a side facing double glazed window, a shower over bath, W/C and sink.

Outside

To the front of the property there is a driveway providing off road parking.

To the rear of the property there is a patio area and lawn.



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Micklethwait Court, Moorgate ROTHERHAM

- Two bedroom end terraced property
- Spacious accomodation throughout
- Ideal purchase for FTB/small families
- Well placed to local amenities & transport links
- CALL TO VIEW!

Tenure: Freehold EPC Rating: B
Council Tax Band: A

£215,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117436 - 0007

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