



Crossgate, Mexborough S64 0JU

welcome to

Crossgate, Mexborough

CROSS YOUR FINGERS! A beautiful 2 bed bay-window mid-terrace. Stylish throughout with 2 reception rooms, contemporary kitchen & bathroom, and a delightful rear garden. Ideally located for shops, schools, parks, amenities & transport links. Ideal for first time buyers / investors - CALL NOW!

Ground Floor:

Entrance Hallway

The entrance hallway comprises of a UPVC double glazed entrance door to the front, a central heating radiator and a door leading down to the cellar.

Lounge

A living and family space which comprises of a UPVC double glazed bay window to the front and a central heating radiator.

Kitchen/Dining Room

Presented with a range of wall and base units with co-ordinating work surfaces housing the inset sink and drainer unit and the appliances such as the free-standing cooker and the integrated fridge. Having plumbing for a washing machine, a breakfast bar area, two UPVC double glazed windows and door leading to the rear.

Lower Ground Floor:

Cellar

Provides ample storage space.

1st Floor:

Bedroom One

A lovely front facing bedroom which comprises of a central heating radiator, fitted wardrobes and a UPVC double glazed window to the front.

Bedroom Two

A rear facing bedroom which is presented with a central heating radiator, a useful storage cupboard and a UPVC double glazed window to the rear.

Bathroom

Comprising of a bath with a shower over, a W.C & a vanity hand wash basin. There is also a heated towel rail and a UPVC double glaze window to the rear.

Exterior:

To the rear lays a plentiful lawned garden which benefits from a patio area & an outside electric point. A lovely outside space for guest & family entertainment!

welcome to

Crossgate, Mexborough

- 2 bedroom, bay window mid terrace. Council Tax A. EPC tbc
- Excellently placed for local amenities, schools, shops, parks & transport links
- Beautifully presented & tastefully decorated throughout
- 2 reception rooms
- Contemporary kitchen & bathroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£125,000

view this property online williamhbrown.co.uk/Property/MXB119626



Property Ref:
MXB119626 - 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 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



williamhbrown.co.uk