



Railway View, Goldthorpe Rotherham S63 9LN

welcome to

Railway View, Goldthorpe Rotherham

NEXT STOP: RAILWAY VIEW! 2 bedroom mid-terrace home offering great potential to add your own stamp. Well placed for amenities, schools, shops & transport links. An ideal investment opportunity or first purchase. Offered with NO CHAIN - CALL NOW!



Agents Aml Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

Having a window to the front, a door the front & a radiator.

Kitchen

A spacious kitchen fitted with wall & base units housing the sink & drainer unit and the electric oven with electric hob and cooker hood. There is also a window to the rear, a door the rear, a radiator and useful storage.

Landing

Bedroom One

Having a window to the front, a radiator and useful storage.

Bedroom Two

Having a window the rear and a radiator.

Bathroom

Fitted with a bath with shower over, a wash hand basin & a W.C. There is also a window the rear and a radiator.

Outside

Garden.



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Railway View, Goldthorpe Rotherham

- 2 bedroom mid terrace. EPC D. Council Tax A
- Well placed for amenities, schools, shops & transport links
- Ideal to get own stamp on
- Ideal investment opportunity
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£55,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120324 - 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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