



Burns Drive,Herringthorpe Rotherham S65 2QH

welcome to

Burns Drive, Herringthorpe Rotherham

MAKE THIS YOUR DREAM HOME - This three bedroom semi detached property is offered to market representing an excellent purchase for the FTB/small family buyer. Boasting well presented accommodation throughout with off road parking & generous rear garden...CALL NOW TO VIEW!!!



Agents Note Aml

"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."

Ground Floor Entrance Hall

Having a front facing door providing access to the first floor & the Lounge.

Lounge

Having a front facing double glazed window, radiator & useful built in storage cupboard.

Kitchen

Fitted with wall & base units housing the integrated extractor fan with worktops housing the sink & drainer. Having a rear facing double glazed window & door providing access to the rear garden.

Bathroom

Fitted with a bath with overhead shower, a hand wash basin & WC. Having a rear facing double glazed window & radiator.

First Floor Bedroom One

Having two front facing double glazed windows & radiator.

Bedroom Two

Having a rear facing double glazed window, radiator & built in storage cupboard.

Bedroom Three

Having a rear facing double glazed window & radiator.

Outside

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

To the rear is a generous sized lawned garden enclosed with fencing & a shed.



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Burns Drive, Herringthorpe Rotherham

- Three bedroom semi detached property
- Well presented & spacious accommodation throughout
- Well placed to amenities & transport links
- Drive providing off road parking
- Generous sized rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117453 - 0003

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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