



Byrley Road, Rotherham

welcome to

Byrley Road, Rotherham

This spacious two double bedroom end-terraced home is situated in a sought after location and benefits from a generous driveway, an enclosed rear garden and a spacious dining kitchen. Conveniently positioned close to a range of local amenities and excellent transport links!



Entrance Hall

With a front facing door, a front facing double glazed window, an understairs storage cupboard and stairs which rise to the first floor.

Lounge

With a front facing double glazed window, a column style central heating radiator and double doors through to the dining kitchen.

Dining Kitchen

Fitted with a range of high gloss wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with splashback and extractor above, an electric oven, an integrated fridge-freezer and dishwasher. There is a column style central heating radiator, spotlights to the ceiling, complimentary splashback, tiled flooring, area for a dining table and chairs, a rear facing double glazed window and French doors leading out to the rear garden.

First Floor Landing

With a front facing double glazed window, a central heating radiator, panelling to dado height, spotlights to the ceiling and stairs which rise to the attic room.

Bedroom One

With a front facing double glazed window, a central heating radiator, spotlights to the ceiling and a storage cupboard.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and storage cupboard.

Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a walk-in shower. There is tiling to the walls and floor, an extractor fan and a rear facing obscure double glazed window.

Attic Room

With two rear facing skylight windows, a central heating radiator and eaves storage.

Outside

To the front of the property there is a double block paved driveway providing off road parking whilst to the rear there is an enclosed lawned garden with patio areas and a garden shed.

Agent's 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.



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Byrley Road, Rotherham

- 2 bed room end-terraced with large attic space
- Move in ready with off road parking and rear enclosed garden
- Modern kitchen diner
- Great location with good schools. walking distance to shops and short drive to M1
- Ideal for a growing or extended family

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117583 - 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.

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