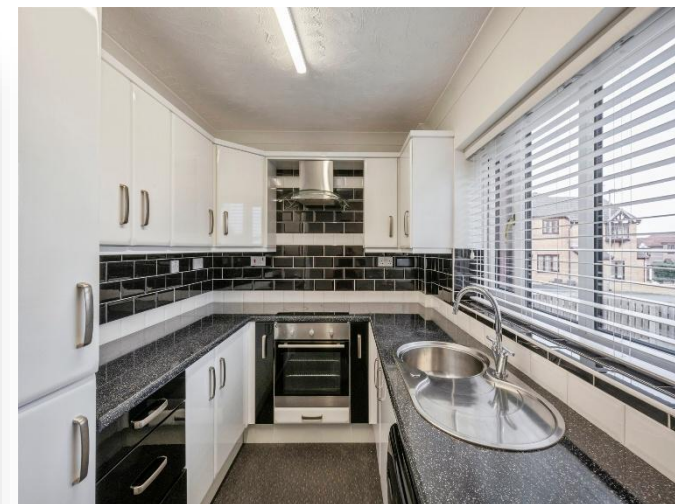




Amorys Holt Way, Maltby Rotherham S66 8RF

welcome to

Amorys Holt Way, Maltby Rotherham

A fantastic opportunity for a first time buyer to purchase this Semi-Detached Two Bed property offered with NO CHAIN. Being situated in a sought after area of Maltby this well-presented home boasts a modern kitchen, modern shower room, a private rear garden & a detached garage with driveway.



Entrance Porch

Entry into the porch through a front facing upvc door complemented by a side double glazed window. The porch has access to a storage cupboard and one central heated radiator.

Kitchen

Modern fully fitted kitchen comprising a range off wall, draw and base units with tiled splashbacks and contrasting work surfaces housing the sink and drainer. Integrated appliances include a fridge/freezer, oven and hob with extractor whilst space and plumbing within the kitchen is available for a washing machine. A front facing double glazed window allows plenty of light into the room whilst one central heated radiator provides warmth.

Lounge

A bright and welcoming reception room featuring a lovely electric fire with surround and rear facing double glazed patio doors which open up onto the rear garden. The lounge also benefits from one central heated radiator and provides access to the staircase for the first floor accommodation.

Landing

Access to all first floor accommodation along with loft access via a loft hatch. The landing space also offers a side facing double glazed window.

Bedroom One

Master bedroom with storage cupboard, a rear facing double glazed window and one central heated radiator.

Bedroom Two

Second bedroom having a double glazed front window and one central heated radiator.

Shower Room

A modern walk in shower room fitted with a wash hand basin, w/c and walk in mains fed shower. Additional benefits include spotlights, a side facing double glazed window, a central heated radiator and extractor fan.

Outside

The front of the property boasts a fully enclosed lawned garden, with side access leading to the rear. The private rear garden features a patio seating area, a well-maintained lawn and a further slated seating area positioned at the top of the garden. The rear also provides access to the garage through a rear facing door.

Detached Garage

Detached garage located behind the property features an up and over front door along with a rear door which opens onto the rear garden. A driveway for off road parking is located to the front of the garage.

Agent Notes

Please note that the AML fee covers 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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welcome to

Amorys Holt Way, Maltby Rotherham

- No Onward Chain!!
- Semi-Detached Property With Two Bedrooms
- Well-Presented Throughout
- Perfect First Time Home
- Modern Kitchen & Walk In Shower Room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY106700 - 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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