



Byrley Road, Rotherham S61 3PR

welcome to

Byrley Road, Rotherham

WON'T BE AROUND FOR LONG - VIEW NOW!* This three bedroom mid terrace property boasts modern & wellpresented accommodation throughout. The property offers excellent family accommodation and enclosed front and rear gardens. An early viewing is essential! NO CHAIN



Entrance Hall

The entrance hall of the property has a front facing double glazed window, radiator and meter storage cupboard.

Lounge

15' x 11' 3" into chimney breast (4.57m x 3.43m into chimney breast)

The spacious lounge has a rear facing double glazed window looking onto the garden and radiator.

Dining/Kitchen

17' 6" x 8' 7" plus door recess (5.33m x 2.62m plus door recess)

The open plan dining kitchen is perfect for family living. There is a range of base and wall units, alongside additional built in storage cupboards. The kitchen also has an integrated oven, hob and extractor fan, with space for a fridge freezer and plumbing for a washing machine.

There is a front facing double glazed window and rear facing double glazed french doors.

Landing

The landing area has a front facing double glazed window and loft access.

Bedroom One

11' 4" x 11' 9" (3.45m x 3.58m)

The spacious master bedroom has a rear facing double glazed window, radiator and fitted wardrobes.

Bedroom Two

11' 4" into door recess x 12' 6" (3.45m into door recess x 3.81m)

The second bedroom is also a double size room. With a rear facing double glazed window and radiator.

Bedroom Three

8' 10" L shape over bulkhead x 8' 3" (2.69m L shape over bulkhead x 2.51m)

The third bedroom has a front facing double glazed window and radiator.

Bathroom

The family bathroom has a bath, shower cubicle, hand wash basin and WC.

Outside

To the front and rear of the property are well maintained lawned gardens, fully enclosed.

There is also communal parking spaces in front of the property.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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welcome to

Byrley Road, Rotherham

- THREE BEDROOMS
- OPEN PLAN DINING/KITCHEN
- FRONT AND REAR GARDENS
- NO CHAIN
- GOOD TRANSPORT LINKS

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in the region of

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117197 - 0004

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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