



Leasegate Road, Whiston Rotherham S60 4ER

welcome to

Leasegate Road, Whiston Rotherham

£190,000 - TAKE YOUR FIRST STEPS - Offered to market is this two bedroom semi detached property boasting spacious accommodation throughout, drive & garage providing off road parking & spacious gardens...CALL TO VIEW!!!!



Entrance Hall

Having a side facing double glazed door & radiator.

Lounge

Having a front facing double glazed bay window & radiator.

Reception Room / Bedroom Three

Used by the current occupier as a downstairs 3rd bedroom, this room has a front facing double glazed window & radiator.

Dining Room

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

Kitchen

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

Bedroom One

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

Bedroom Two

Having a rear facing double glazed window & radiator.

Bathroom

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

Outside

To the front of the property is a lawned garden enclosed with fencing along with a driveway providing off road parking for two cars & a detached garage.

To the rear is an enclosed lawned garden & shed providing outdoor storage space.

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

Leasegate Road, Whiston Rotherham

- Two bedroom semi detached property
- Situated on a corner plot
- Well placed to amenities & transport links
- Drive & garage providing off road parking
- Generous sized gardens

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

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117269 - 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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