



Hobson Way, Dalton Rotherham S65 3SY

welcome to

Hobson Way, Dalton Rotherham

THE ONLY WAY IS HOBSON WAY - Situated on this popular modern development is this three bedroom semi detached property making the perfect purchase for the FTB/family buyer. Boasting spacious & modern accommodation throughout with off road parking, a garage and a well presented rear garden-VIEW NOW



Entance Hall

Having a W/C and a sink & drainer.

Lounge

Having a front facing double glazed window and a radiator.

Kitchen

Having a rear facing patio door, a rear facing double glazed window, an oven & hob, a sink & drainer and a wash basin.

Landing**Bedroom One**

Having a rear facing double glazed window and a radiator.

Bedroom Two

Having a front facing and rear facing double glazed window and a radiator.

Bedroom Three

Having a front facing double glazed window and a radiator.

Bathroom

Having a rear facing double glazed window, a shower over bath, a W/C and a sink & drainer.

Outside

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

To the rear of the property is a lawn and patio area.

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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Hobson Way, Dalton Rotherham

- Modern style three bedroom semi detached property
- Well placed to local amenities, transport links & schools
- Beautifully presented accomodation throughout - move in ready
- Drive & garage providing off road parking
- Front & rear gardens

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

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF115788 - 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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william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



williamhbrown.co.uk