



Whitelee Road, Mexborough S64 9QY

welcome to

Whitelee Road, Mexborough

JUST BRING YOUR THINGS & MOVE IN! A refurbished throughout, this spacious 2 bedroom terrace offers a lounge, dining room, contemporary kitchen & bathroom & a useful cellar. With an enclosed rear yard & excellent access to local amenities, its perfect for first time buyer/investors alike. NO CHAIN!



Agents Aml 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

Lounge

A front-facing lounge featuring a double-glazed uPVC window and entrance door, allowing plenty of natural light. Complete with a radiator for heating.

Dining Room

A rear-facing dining room with a double-glazed uPVC window and radiator. An internal door provides access to the cellar, which has been tanked and sealed.

Kitchen

Fitted with a range of wall and base units incorporating a sink and drainer, with space and plumbing for a washing machine. The kitchen also benefits from an integrated hob with extractor hood over and a built-in oven. A side-facing double-glazed uPVC window provides natural light, and the room houses the combination boiler.

Wet Room

Situated on the ground floor, comprising an electric shower, wash hand basin and low-flush WC. The room benefits from a rear-facing double-glazed uPVC window and radiator.

Bedroom One

A spacious principal bedroom featuring a front-facing double-glazed window, allowing for plenty of natural light, and a radiator providing heating.

Bedroom Two

A well-proportioned second bedroom featuring an attractive fireplace with surround and a built-in storage cupboard. The room also provides access to the loft space and the house bathroom. Benefiting from a rear-facing double-glazed window and

radiator.

Bathroom

Comprising a paneled bath, wash hand basin and low-flush WC. The room benefits from a rear-facing double-glazed uPVC window, radiator and extractor fan.

Outside

The property benefits from a low-maintenance rear yard, providing an outdoor space that is easy to manage and enjoy.



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welcome to

Whitelee Road, Mexborough

- Spacious mid terrace home. 2 generous double bedroom
- Recently refurbished throughout
- Excellently placed for Mex High St, schools, shops, transport links & many amenities
- Lounge & separate dining room. Contemporary fitted kitchen
- Useful cellar providing additional storage space

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB119806 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



williamhbrown.co.uk