



Bosville Street, Dalton Rotherham S65 3QT

welcome to

Bosville Street, Dalton Rotherham

£190,000 - HOME SWEET HOME - This beautifully presented four bedroom semi detached is offered to market making the ideal family purchase. Boasting spacious accommodation throughout with off road parking and a delightful rear garden...CALL TO VIEW!!!



Ground Floor

Lounge / Dining Room

An open plan space boasting two front facing double glazed windows allowing plenty of natural light, radiator & a feature fireplace.

Kitchen

Fitted with a series of wall & base units housing the integrated hob & oven with worktops housing the inset sink & drainer. There is ample space for a freestanding fridge/freezer & washing machine. The kitchen provides access to the garden having a rear facing double glazed door & the bathroom, has a rear facing double glazed window & radiator.

Bathroom

Located on the ground floor fitted with a modern 3 piece suite inclusive of bath with overhead shower & screen, hand wash basin & WC. Having two rear facing double glazed windows.

First Floor

Bedroom One

Having a front facing double glazed window & radiator.

Bedroom Two

Having a front facing double glazed window & radiator.

Bedroom Three

Having a rear facing double glazed window & radiator.

Bedroom Four

Having a rear facing double glazed window & radiator.

Outside

To the front of the property is a driveway providing ample off road parking.

To the rear is a generous sized & well presented garden with a patio & a decked 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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welcome to

Bosville Street, Dalton Rotherham

- Four bedroom semi detached property
- Well presented & spacious accommodation throughout
- Ideal family purchase
- Driveway providing off road parking
- Delightful rear garden with patio & deck

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117412 - 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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