



Henry Court, Parkgate Rotherham S62 6FJ

welcome to

Henry Court, Parkgate Rotherham

GUIDE PRICE £150,000-£160,000 - YOUR SEARCH ENDS HERE - Situated on a modern development is this beautiful three bedroom end terraced. Boasting well presented & spacious accommodation throughout with off road parking & delightful front & rear gardens...



Entrance Hall

Having a front facing double glazed door.

Downstairs W.C.

Fitted with a hand wash basin, a WC & radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a front facing double glazed window & a radiator.

Lounge

Having rear facing double glazed patio doors leading to the garden, a radiator & built in storage cupboard.

Landing

Having a radiator.

Bedroom One

Having a front facing double glazed window, a radiator & a built in storage cupboard. Also providing access to the loft via hatch.

Bedroom Two

Having a rear facing double glazed window & a radiator.

Bedroom Three

Having two front facing double glazed windows & a radiator.

Bathroom

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

Outside

To the front of the property is a lawned garden & a drive providing off road parking.

To the rear is an enclosed lawned garden & 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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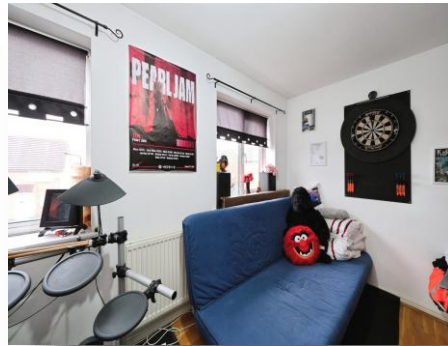
- Three bedroom end terraced property
- Well presented & spacious throughout
- Ideal purchase for the FTB/family buyer
- Well placed to amenities/transport links/schools
- Delightful gardens & a driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116969 - 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.

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.



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