

# property details **approval form**

10 Victoria Way, Maltby, Rotherham, South Yorkshire, S66 8RG

**Date:** 30 July 2026

**Property Ref and Version:** MBY106543 - 0003

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

# property details **approval form**

10 Victoria Way, Maltby, Rotherham, South Yorkshire, S66 8RG

**Date:** 30 July 2026

**Property Ref and Version:** MBY106543 - 0003

## >> **price**

---

£230,000

Tenure: Freehold

## >> **key features**

---

- > No Onward Chain.!!
- > Two Bedroom Detached Bungalow
- > Quiet Cull-De-Sac Location
- > Situated On An Excellent Corner Plot
- > Conservatory
- > Converted Garage Ideal Space For A Utility
- > Four Piece Family Bathroom
- > Driveway For Off Road Parking
- > EPC Rating: D

## >> **short description**

---

Positioned within a quiet cul-de-sac & offered with no chain, this attractive two-bed detached bungalow occupies an excellent corner plot with generous outdoor space, including a driveway & a sizeable private rear garden. Further benefits include two reception rooms and a four piece family bathroom.

## >> **long description**

---

.

## >> **directions**

---

## >> **Agent Note**

---

# property details **approval form**

10 Victoria Way, Maltby, Rotherham, South Yorkshire, S66 8RG

**Date:** 30 July 2026

**Property Ref and Version:** MBY106543 - 0003

## >> room description

---

### **Entrance Porch**

Entry into the porch through a front facing upvc door with internal door leading to the lounge. The porch benefits from a central heated radiator making it a warm and welcoming entrance way.

### **Lounge**

Sizable reception room boasting a beautiful bay fronted double glazed window and an electric fire with surround both being focal points to the room. The lounge also benefits from two central heated radiators which adds additional warmth and comfort.

### **Converted Garage**

This converted garage is a great addition to the property with space and plumbing for a washing machine this room could be used as a utility/wash room. Having wall, draw and base units, a sink and drainer, a central heated radiator and a side facing double glazed window. This converted garage also has loft access through a loft hatch perfect for additional storage.

### **Kitchen**

Fully fitted kitchen comprising a range of wall, draw and base units with tiled splashbacks and contrasting work surfaces housing the sink and drainer. Integrated appliances include an oven, hob with extractor, dishwasher and fridge. A side upvc door to the conservatory complemented by a side facing double glazed window. The kitchen is heated by one central heated radiator.

### **Conservatory**

Having double glazed windows to the front, side and rear along with rear facing double glazed french doors. This conservatory is equipped with both power and lighting and has one central heated radiator making it an ideal additional reception room to be used all year round.

### **Inner Hall**

Inner hall with access to all living accommodation along with access to the loft via a loft hatch. In addition the inner also offers a handy airing cupboard and benefits from one central heated radiator.

### **Bedroom One**

Master bedroom with fitted wardrobes, having a rear facing double glazed window and one central heated radiator.

### **Bedroom Two**

Second double bedroom with fitted wardrobes, a rear facing double glazed window and one central heated radiator.

### **Bathroom**

Four piece family bathroom comprising a wash hand basin on vanity, a low flush w/c, bath and shower cubicle with electric shower. Having tiled walls this bathroom also features a central heated towel radiator for warmth and convenience, extractor fan, a rear double glazed window and ceiling spotlights.

### **Outside**

Situated on a corner plot this property boasts great outdoor space. The front of the property benefits from a driveway ideal for off road parking along with a lawned area with shrubs and bushes. A side gate provides access to the rear

**Your William H Brown office:** 54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA  
**T** 01709 812301 **E** maltby@williamhbrown.co.uk

# property details **approval form**

10 Victoria Way, Maltby, Rotherham, South Yorkshire, S66 8RG

**Date:** 30 July 2026

**Property Ref and Version:** MBY106543 - 0003

## >> **room description**

---

garden.

Onto the rear you will see a private fully enclosed garden area with block paved patio ideal for outdoor seating along with a lawned area with stocked and well matured flower beds. In addition the rear of the property also benefits from an outdoor tap.

# property details **approval form**

10 Victoria Way, Maltby, Rotherham, South Yorkshire, S66 8RG

**Date:** 30 July 2026                      **Property Ref and Version:** MBY106543 - 0003

## >> **room description**

---

# property details **approval form**

10 Victoria Way, Maltby, Rotherham, South Yorkshire, S66 8RG

**Date:** 30 July 2026

**Property Ref and Version:** MBY106543 - 0003

## >> **property images**



**Your William H Brown office:** 54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA  
**T** 01709 812301 **E** maltby@williamhbrown.co.uk



# property details **approval form**

10 Victoria Way, Maltby, Rotherham, South Yorkshire, S66 8RG

**Date:** 30 July 2026

**Property Ref and Version:** MBY106543 - 0003

## >> **property images**

---



# property details **approval form**

10 Victoria Way, Maltby, Rotherham, South Yorkshire, S66 8RG

**Date:** 30 July 2026                      **Property Ref and Version:** MBY106543 - 0003

**> > property images**

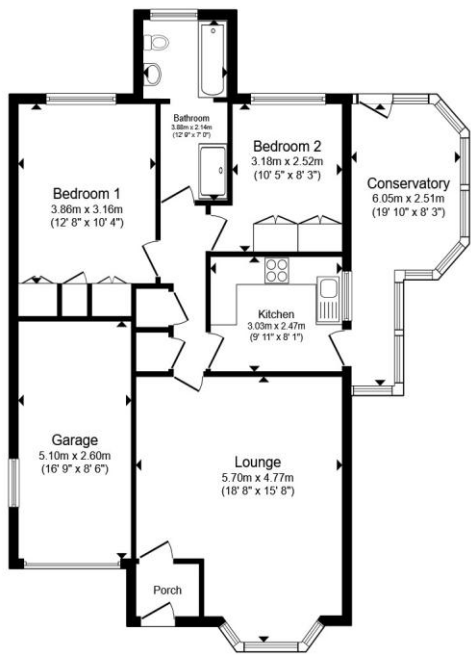
---



# property details approval form

10 Victoria Way, Maltby, Rotherham, South Yorkshire, S66 8RG  
**Date:** 30 July 2026      **Property Ref and Version:** MBY106543 - 0003

## >> floor plan



Total floor area 93.3 m<sup>2</sup> (1,005 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

| Signature     |  | Date |
|---------------|--|------|
| Calum Brennan |  |      |
| Mr R. Eyre    |  |      |