



Broom Hayes, Broom Valley Rotherham S60 2EG

welcome to

Broom Hayes, Broom Valley Rotherham

£97,500 - TIME TO GET COSY - Offered to market on a 75% Shared Ownership basis is this beautifully presented two bedroom ground floor apartment. Being well placed to local amenities & transport links & benefiting from allocated parking & a private patio. CALL TO VIEW!!!



Lounge / Kitchen / Diner

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

Bedroom One

Having a side facing double glazed window & a radiator.

En Suite

Fitted with a shower cubicle, a hand wash basin & a WC. Having a heated towel rail & an extractor fan.

Bedroom Two

Having a side facing double glazed window & a radiator.

Bathroom

Fitted with a bath with shower over, a hand wash basin & a WC. Having a heated towel rail & an extractor fan.

Outside

Benefiting from a private patio area with outside tap & storage, an allocated parking space along with visitor parking.

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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- Two bedroom ground floor apartment
- Open plan living/kitchen, en suite & family bathroom
- Well placed to local amenities & transport links
- Allocated & visitor parking
- Private patio area

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 192.47

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Dec 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£97,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117233 - 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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