



Gaunt Drive, Bramley ROTHERHAM S66 3YJ

welcome to

Gaunt Drive, Bramley ROTHERHAM

£280,000 - HOME SWEET HOME - This FOUR bed DETACHED property is situated in this highly sought after area making the perfect family purchase. Boasting spacious accommodation throughout with OFF ROAD PARKING and a delightful rear garden....DON'T MISS OUT!



Ground Floor

Lounge

Having a front facing double glazed window & radiator.

Dining Room

Having rear facing sliding doors out to the garden & a radiator.

Downstairs W.C.

Fitted with a hand wash basin & a WC.

Kitchen

Fitted with wall & base units housing the integrated hob & oven with worktops housing the sink & drainer. Having a rear facing window & door.

Reception Room Three

Having a front facing double glazed window & radiator.

Utility

Fitted with a hand wash basin & WC with space & plumbing for a washing machine & dryer.

Rear Porch

Having a rear facing door.

First Floor

Bedroom One

Having a front facing double glazed window, radiator & fitted wardrobes providing hanging & storage space.

Bedroom Two

Having a front facing double glazed window & radiator.

Bedroom Three

Having a rear facing double glazed window, radiator & built in storage cupboard.

Bedroom Four

Having a rear facing double glazed window, radiator & built in storage cupboard.

Bathroom

Fitted with a bath & shower, a hand wash basin & WC. Having a rear facing window & heated towel rail.

Outside

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

To the rear is a lawned garden with a patio area.



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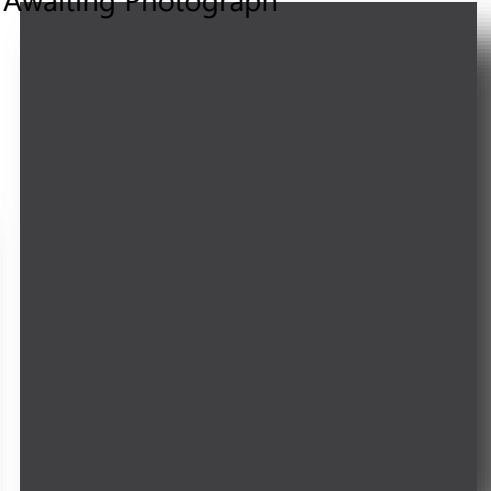
- Four bedroom detached property
- Beautifully presented & spacious throughout
- Ideal family purchase
- Driveway providing off road parking
- Rear garden & patio

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£280,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117489 - 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.

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