

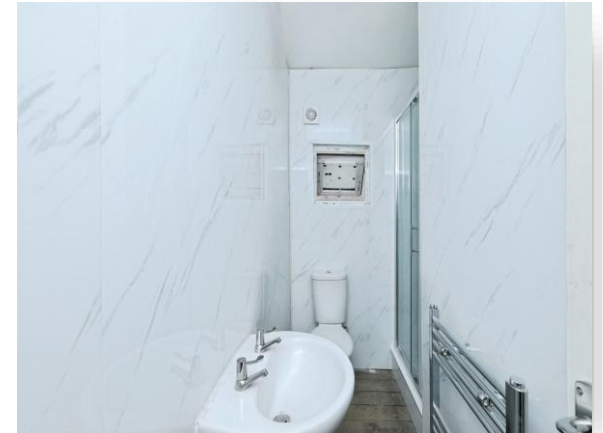


Holmes Lane, Ferham ROTHERHAM S61 1DA

welcome to

Holmes Lane, Ferham ROTHERHAM

£70,000 - £80,000 - CALLING ALL INVESTORS - Offered to market is two bedroom mid terraced making an ideal investment purchase. Comprising of Lounge, Kitchen, Two first floor Bedrooms & Family Bathroom with a low maintenance rear patio...CALL TO ARRANGE YOUR VIEWING!



Lounge

Having a front facing double glazed window & door and a radiator.

Kitchen

Fitted with wall & base units housing with worktops housing the sink & drainer. Having a rear facing double glazed window & door, a radiator, built in storage cupboard & the combi boiler.

Bedroom One

Having a front facing double glazed window & a radiator.

Bedroom Two

Having a rear facing double glazed window & a radiator.

Bathroom

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

Outside

To the rear of the property is a low maintenance concrete patio.

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

Holmes Lane, Ferham ROTHERHAM

- Two bedroom mid terraced property
- Spacious accommodation
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/investors
- Low maintenance rear patio

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

guide price

£70,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117043 - 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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