



Wellgate Place, Wellgate Rotherham S60 2EJ

welcome to

Wellgate Place, Wellgate Rotherham

FIRST STEP ON THE LADDER - This beautifully presented two bedroom mid terraced is offered to market making the ideal purchase for the FTB/small family buyer. Boasting modern and spacious accommodation throughout with off road parking a rear garden...CALL TO VIEW!!!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

A welcoming entrance hall accessed via a front-facing entrance door, providing an inviting first impression to the home. Benefiting from a radiator for added comfort, the hallway offers access to the principal ground floor accommodation and is presented in a bright and well-maintained condition.

Downstairs W.C

Fitted with a WC and hand wash basin, which also benefits from an extractor fan and radiator. A practical addition to the home, ideal for guests and everyday family convenience.

Lounge

A bright and comfortable lounge featuring a rear-facing door providing direct access to the garden, allowing plenty of natural light into the room. Benefiting from a radiator, this welcoming living space offers an ideal area for relaxation and everyday family living.

Dining Room

A well-proportioned dining room featuring a front-facing window that allows for plenty of natural light, creating a bright and inviting space. Benefiting from a radiator, the room offers ample space for family dining and entertaining guests.

Kitchen

A modern fitted kitchen comprising a range of wall and base units providing ample storage, complemented by a sink and drainer. Integrated appliances include a hob, oven, extractor fan, fridge/freezer and dishwasher, creating a practical and stylish space for everyday cooking and dining. Well presented throughout, the kitchen offers both

functionality and contemporary appeal.

for added convenience.

Landing

A spacious first-floor landing benefiting from a useful built-in storage cupboard, providing practical household storage. The landing also features a loft hatch offering access to the roof space and provides access to all bedrooms and the family bathroom.

Bedroom One

A spacious double bedroom featuring a front-facing window allowing plenty of natural light, a radiator, and a range of fitted wardrobes providing excellent built-in storage. A comfortable and well-presented principal bedroom offering both practicality and style.

Bedroom Two

A well-proportioned double bedroom featuring a rear-facing window overlooking the rear aspect and a radiator. Bright and comfortable throughout, the room offers versatile accommodation suitable as a bedroom, guest room or home office.

Bathroom

A modern bathroom fitted with a paneled bath with shower over, hand wash basin and WC. Benefiting from a radiator and extractor fan for added comfort and practicality. Well presented throughout, the bathroom provides a functional and relaxing space for everyday use.

Outside

To the front of the property is a private driveway providing off-road parking, complemented by an electric vehicle charging point for added convenience. There is also a useful bin store, creating a practical and tidy outdoor space while enhancing the property's attractive kerb appeal.

To the rear is an enclosed garden featuring a patio seating area and lawn, creating an ideal space for outdoor relaxation and entertaining. The garden is fully enclosed, making it suitable for families and pets, and further benefits from an external water tap



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Wellgate Place, Wellgate Rotherham

- Two bedroom mid townhouse - modern new style build
- 25% Shared Ownership opportunity - Ideal for first time buyers
- Private driveway with EV charging point
- Town Centre location - Close to amenities & transport links
- Low maintenance patio area

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117497 - 0003

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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