



West Vale Grove, Thrybergh Rotherham S65 4JB

welcome to

West Vale Grove, Thrybergh Rotherham

GUIDE PRICE - £120,000-£130,000 MAKE THIS HOUSE YOUR HOME! Offered with no chain & situated on a good sized plot in this popular location is this spacious semi detached - perfect for anyone looking to get their own stamp on something - VIEWING ESSENTIAL TO TRULY APPRECIATE - CALL NOW!



Entrance Hall

Having under stairs storage, UPVC door to front, UPVC double glazed window to side and central heating radiator

Lounge

Having UPVC double glazed window to front and central heating radiator

Kitchen

Having wall and base units with space for washer, fridge freezer and cooker. Door to rear, UPVC window to rear and side and central heating radiator

Landing

Having UPVC double glazed window to side

Bedroom 1

Having UPVC window to front and central heating radiator

Bedroom 2

Having built in storage, access to the loft, UPVC double glazed window to rear and central heating radiator

Bedroom 3

Having storage above the stairwell, UPVC double glazed window to front

Bathroom

Family bathroom, has a bath with shower over, WC and hand wash basin.

Front Garden

Having a large gated drive to fit multiple vehicles and lawned garden

Rear Garden

Having a private lawned garden

Garage

Having a detached garage with up and over door.

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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West Vale Grove, Thrybergh Rotherham

- THREE BEDROOMS
- NO CHAIN
- CLOSE PROXIMITY TO LOCAL AMENITIES
- FAMILY SIZED ACCOMODATION
- FRONT AND REAR GARDENS

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

guide price

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117445 - 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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