



**Rawmarsh Hill, Parkgate Rotherham S62 6EU**

**welcome to**

**Rawmarsh Hill, Parkgate Rotherham**

GUIDE PRICE £110,000-£120,000 - MAKE THIS YOUR DREAM HOME - This spacious recently renovated three bedroom mid terraced is offered to market making the perfect purchase for the FTB/investor/young family. Being well placed to schools, transport links & Retail World...VIEW NOW!!!



**Entrance Hall**

Having a front facing double glazed door & a radiator.

**Lounge**

Having a front facing double glazed window & a radiator.

**Dining Room**

Having a rear facing double glazed window and a radiator.

**Kitchen**

Fitted with wall & base units with worktops housing the sink & drainer. Having a side facing double glazed window & door & a radiator.

**Bedroom One**

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

**Bedroom Two**

Having a rear facing double glazed window & a radiator.

**Bedroom Three**

Having a front facing double glazed window & a radiator.

**Bathroom**

Fitted with a bath, hand wash basin & WC. Having a rear facing double glazed window & radiator.

**Attic**

Having a rear facing double glazed window & radiator.

**Outside**

To the front of the property is a patio area.

To the rear is an artificial lawn a patio & a decked area along with an outbuilding providing off road 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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## **Rawmarsh Hill, Parkgate Rotherham**

- NO ONWARD CHAIN
- Three bedroom mid terraced with attic room
- Ideally placed to local amenities, schools & transport links
- Excellent purchase for the FTB/investors
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117182 - 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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