



£120,000 OIRO

Parkfield Court, Parkgate, Rotherham

Terraced House | 2 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Fabulous First Time Buyer/ Investor Property
- Two Bedrooms
- Beautifully Appointed Throughout
- Modern Spacious Lounge Diner
- Separate Kitchen
- Modern Family Bathroom
- Quiet Cul-De-Sac Position
- Enclosed Landscaped Rear Garden
- Driveway Providing Ample Off-Road Parking
- NO ONWARD CHAIN!  
MUST BE VIEWED!

## Property Description

WITH THIS FABULOUS PROPERTY YOUR RIGHT ON TRACK...OCCUPYING A BEAUTIFUL QUIET CUL-DE-SAC...!

Uflit would like to welcome to market this beautifully presented two bedroom mid town house, occupying a quiet cul-de-sac in a popular area of Parkgate

## Main Particulars

Uflit would like to welcome to market this beautifully presented two bedroom mid town house, occupying a quiet cul-de-sac in a popular area of Parkgate. The property boasts a cloakroom hallway, modern kitchen and a spacious lounge diner benefitting from patio doors opening onto the rear garden. To the first floor two bedrooms and a beautiful family bathroom. This property has curb appeal with a low maintenance garden and a driveway providing off-road parking. The enclosed rear landscaped garden provides a fabulous entertaining area with bespoke seating areas and a garden shed, all this and close to local amenities, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

**Entrance hall** w: 3m x l: 1.9m (w: 9' 10" x l: 6' 3")

A canopy invites you through a glazed solid wood door to the hallway with modern laminate flooring seamlessly flowing through to the living area, carpeted spindled stairs to first-floor accommodation with under stairs storage utilising space, radiator and doors giving access to the living area and kitchen.

**Lounge/diner** w: 5m x l: 3.7m (w: 16' 5" x l: 12' 2")

A beautifully appointed lounge diner with a continuation of the laminate flooring seamlessly flowing throughout. On entering your eyes are drawn to a solid wood fire place with decorative facade and brushed steel pebble effect electric fire. A rear upvc window along with Patio doors allow an abundance of light whilst a radiator adds warmth.

**Kitchen** w: 1.9m x l: 3.2m (w: 6' 3" x l: 10' 6")

A modern fitted kitchen featuring a range of wall and base units with complimentary worksurface areas, under counter mood lighting and tiled back panels. Appliances to include a built-in oven, electric hob, extractor fan and plumbing for further utilities. Modern vinyl flooring and a front facing upvc window.

### FIRST FLOOR:

A carpeted spindled landing with doors giving access to two bedrooms, family bathroom and built-in storage. Two front facing upvc windows adds light and a loft hatch creates additional storage

**Bedroom 1** w: 3m x l: 3m (w: 9' 10" x l: 9' 10")

A double bedroom with a range of modern built-in sliding mirrored wardrobes with mood lighting, carpeted flooring, radiator and a rear facing upvc window.

**Bedroom 2** w: 1.9m x l: 3.8m (w: 6' 3" x l: 12' 6")

An ample sized bedroom with carpeted flooring, radiator and a rear facing upvc window.

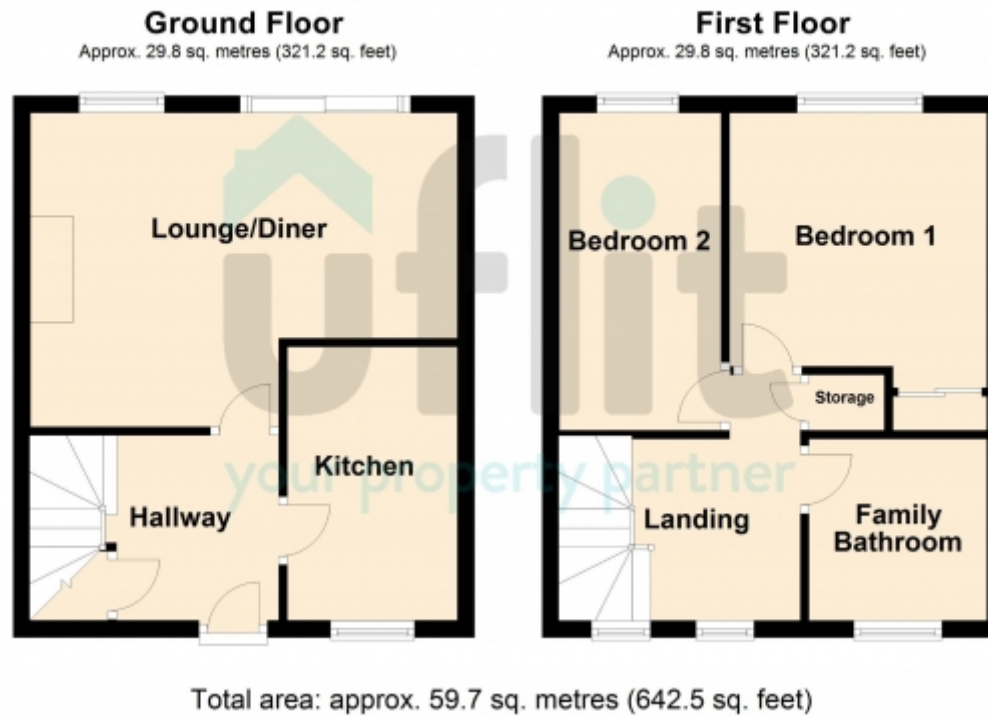
**Family Bathroom** w: 1.9m x l: 2m (w: 6' 3" x l: 6' 7")

A beautifully presented bathroom comprising of a tiled panelled bath with overhead shower and screen, a bespoke tiled vanity unit houses the wash hand basin creating ample storage and a low level wc. Partially tiled walls with complimentary vinyl flooring, spot lighting, heated towel rail and a front facing upvc window.

### **Outside**

This property truly has curb appeal whilst blending tastefully into its surroundings with a beautiful low maintenance frontage and a driveway providing off-road parking. The rear landscaped garden has a bespoke patio area with a further decked seating area leading to a lawned garden creating a beautiful entertaining area, a garden shed with power and rear gated access.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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