



£150,000 Offers Over

Amorys Holt Way, Maltby, Rotherham

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Two Bedroom Family Home
- Beautiful Standard Throughout
- Stylish Modern Fitted Kitchen
- Modern Lounge
- All Year-Round Conservatory
- Modern Family Shower Room
- Enclosed Landscaped Rear Gardens
- Ample Off Road Parking & a Detached Garage
- Occupying a Quiet Cul-De-Sac Position
- SIMPLY MUST BE VIEWED!

## Property Description

BEAUTIFULLY PRESENTED, IT'S A PLACE WHERE YOU'LL STAY...ON A MODERN DEVELOPMENT ON AMORYS HOLT WAY...!

Uflit are delighted to welcome to the market this beautifully presented two bedroom semi-detached property nestled away on a quiet cul-de-sac in the heart of Maltby, on a modern development.

## Main Particulars

BEAUTIFULLY PRESENTED, IT'S A PLACE WHERE YOU'LL STAY...ON A MODERN DEVELOPMENT ON AMORYS HOLT WAY...!

Uflit are delighted to welcome to the market this beautifully presented two bedroom semi-detached property nestled away on a quiet cul-de-sac in the heart of Maltby, close to local amenities, excellent transport links and schools. Being ideally suited to the first-time buyer this stylish home offers a modern kitchen, beautiful lounge and a all-year-round conservatory creating a further reception room. To the first floor two ample sized bedrooms and a modern family shower room. The house has curb appeal with a block paved driveway providing ample off-road parking extending through private bespoke gates to the detached brick-built garage. To the rear a landscaped garden with a stunning decked patio area creating a fabulous entertaining space. The property also benefits from a range of fitted blinds and an alarm system. Don't delay call Uflit today 01709 912 730.

Council Tax Band: B

Tenure: Freehold

**Breakfast kitchen** w: 4.5m x l: 2.2m (w: 14' 9" x l: 7' 3")

A glazed upvc door invites you into a modern fully fitted kitchen with a range of wall and base units, complimentary worksurface areas, a counter top resin sink and matching upstands. Appliances to include a built-in electric oven, gas hob with a black glass back panel, extractor fan, plumbing for further utilities and a large American fridge freezer (negotiable) with wrap around complimentary units. A front facing upvc window allows an abundance of light whilst spot lighting creates the mood, laminate flooring seamlessly flows throughout, a radiator adds warmth and a glazed panelled door opens to the lounge.

**Lounge** w: 4.5m x l: 3.2m (w: 14' 9" x l: 10' 6")

A beautiful living area with a modern wall mounted fire, carpeted flooring seamlessly flowing throughout. Carpeted spindled stairs to the first-floor accommodation with understairs recess utilising space, rear facing upvc window, radiator and an opening to the conservatory.

**Conservatory** w: 3.8m x l: 2.6m (w: 12' 6" x l: 8' 6")

A fabulous addition to the property with a solid vaulted ceiling with spot lighting allowing for all -year-round use, tiled flooring, radiator and French doors opening onto the rear garden.

### Landing

A carpeted landing with a side facing upvc window, radiator and doors give access to two bedrooms and the family shower room.

**Bedroom 1** w: 3.4m x l: 2.9m (w: 11' 2" x l: 9' 6")

A double bedroom with a rear facing upvc window, carpeted flooring, radiator and over stairs storage.

**Bedroom 2** w: 2.4m x l: 2.6m (w: 7' 10" x l: 8' 6")

An ample sized second bedroom currently used as a walk-in wardrobe/office with a range of stylish furniture (negotiable) with a front facing upvc window, radiator, carpeted flooring and a loft hatch for further storage.

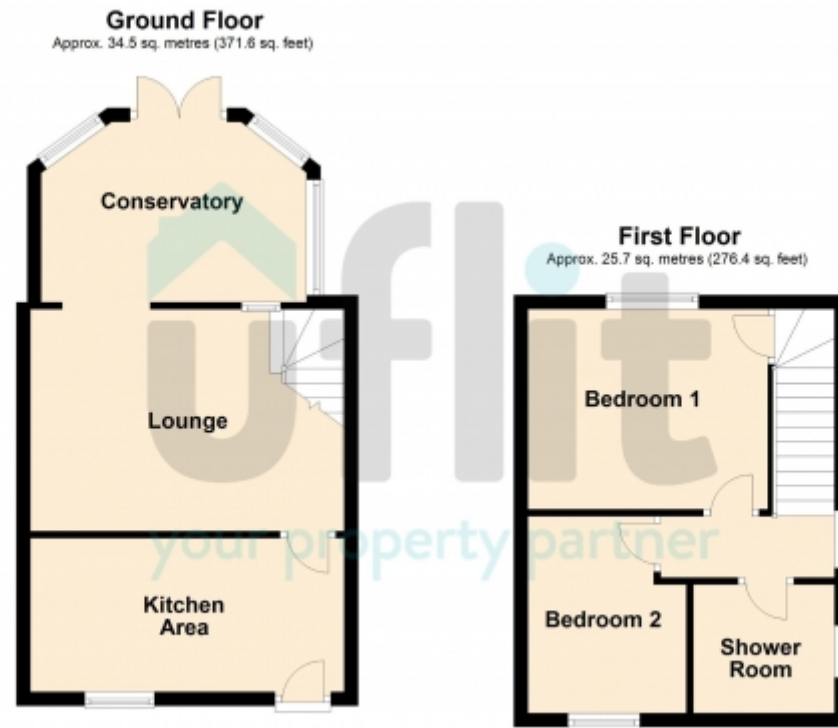
**Family Shower Room** w: 2m x l: 1.8m (w: 6' 7" x l: 5' 11")

A modern shower room comprising of a walk-in double shower, vanity unit housing both the wash hand basin and a low level wc with a matching tall unit creating additional storage. Side facing upvc window, heated towel rail, fully tiled walls and contrasting tiled flooring.

### **Outside**

An attractive manicured open aspect frontage with a block paved driveway providing ample off-road parking, bespoke double gates open to extend the driveway leading to a detached brick- built garage with electrics. To the rear the block paving seamlessly wraps around the property to form a patio which in turn leads to a lawned garden, beyond this a stunning raised decked patio with mood lighting creating a fabulous entertaining area, all enclosed.

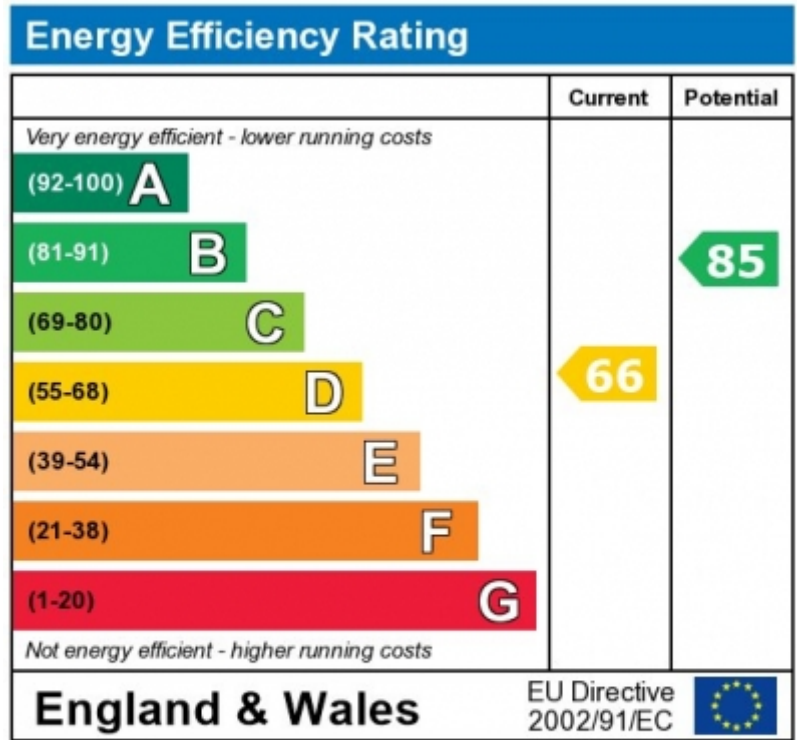




Total area: approx. 60.2 sq. metres (648.0 sq. feet)

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



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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