



£110,000 Offers Over

High Bank, Moorgate Road, Rotherham, South Yorkshire

Apartment | 2 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Two Bedrooms Master with Dressing Room
- Sought After Location
- Beautiful Period Features
- Enclosed Rear Garden/Terrace
- Grand Lounge/Diner
- Detached Garage
- First Time Buyer/Young Professional
- Newly Fitted Kitchen and Bathroom
- Beautifully Presented Throughout

## Property Description

THEY'LL BE HIGH INTEREST IN HIGH BANK...!

Uflit are delighted to welcome to the market this two bed ground floor apartment set within a beautiful Victorian stone built property, retaining many period features whilst blending with the modern aspect of living.

## Main Particulars

THEY'LL BE HIGH INTEREST IN HIGH BANK...!

Uflit are delighted to welcome to the market this two bed ground floor apartment set within a beautiful Victorian stone built property, retaining many period features whilst blending with the modern aspect of living. Boasting a large entrance hall with high ceilings, ornate large coving, picture rails and skirting which in turn emulates throughout the apartment. The grand lounge diner full of character with open access to a newly fitted kitchen makes this the heart of the apartment. Two ample sized bedrooms with fitted furniture one with separate dressing area, a modern family bathroom and a cosy rear sun room can all be found at this fantastic property. The outside benefits from tastefully appointed communal gardens to the front and an enclosed communal terrace to the rear, in addition an abundance of private off-road parking and a separate garage. Located in a quiet and ever popular area of Rotherham, close to local amenities, excellent transport links and within walking distance of the town centre and Rotherham hospital. Don't Delay CALL UFLIT TODAY 01709 912730

### Entrance Hall

Entering through a grand front glazed door to the communal area with high ceilings, large skirting and coving, beautiful parka flooring and door giving access to the apartment.

### Apartment Entrance

Entering through a solid wood door into a large corridor hallway retaining period features, carpet, radiator and doors giving access to lounge, two bedrooms and family bathroom.

### Lounge/ Diner 19'3" x 13'7" (5.9m x 4.2m)

Wow entering through an oversized door into this grand lounge diner you really do appreciate the apartments period features with high ceilings, large coving and skirting. Featuring a beautiful feature fire surround with arched recess either side with built in storage and a bay window seating area all adds to the character of the building. Two radiators and a continuation of the carpets.

### Kitchen 8'8" x 5'7" (2.6m x 1.7m)

A modern kitchen featuring a range of wall and base units with complimentary work surface areas with tiled back splash, electric hob, built in oven and extractor fan. Vinyl flooring, side upvc window and high ceilings.

### Bedroom One 9'9" x 6'7" (3.0m x 2.0m)

A double bedroom with a continuation of the carpet, radiator, rear facing French doors giving access to the sun room and an open entrance to the dressing area.

### Dressing Area 9'8" x 5'5" (3.0m x 1.7m)

A tastefully appointed extension to the apartment provides this large dressing area with a range of fitted wardrobes and furniture. Rear facing upvc window and a continuation of the carpets throughout this space.

#### Sun Room

A lovely cosy addition to this property with tiled flooring, full length glazed panels and further French doors giving access to the rear terrace.

#### Bedroom Two 13'7" x 6'7" (4.2m x 2.0m)

A further ample sized bedroom with a continuation of the carpet, radiator, rear facing upvc window, a range of fitted wardrobes and furniture and a further storage cupboard

#### Family Bathroom 8'3" x 4'11" (2.5m x 1.5m)

A well presented modern bathroom comprising of a tiled panelled bath with overhead electric shower, low level wc and wash hand basin. Partially tiled to walls, vinyl flooring, extractor fan and radiator.

#### Outside

To the front of the property a stone walled gated access entering into these private communal well-maintained grounds hidden by mature trees and shrubs, lawned areas with maintained borders and paved paths. To the rear an enclosed terrace with gated access to a communal patio area and lawned garden with mature trees and greenery. This property also benefits from private off road parking and a garage DON'T DELAY CALL UFLIT TODAY

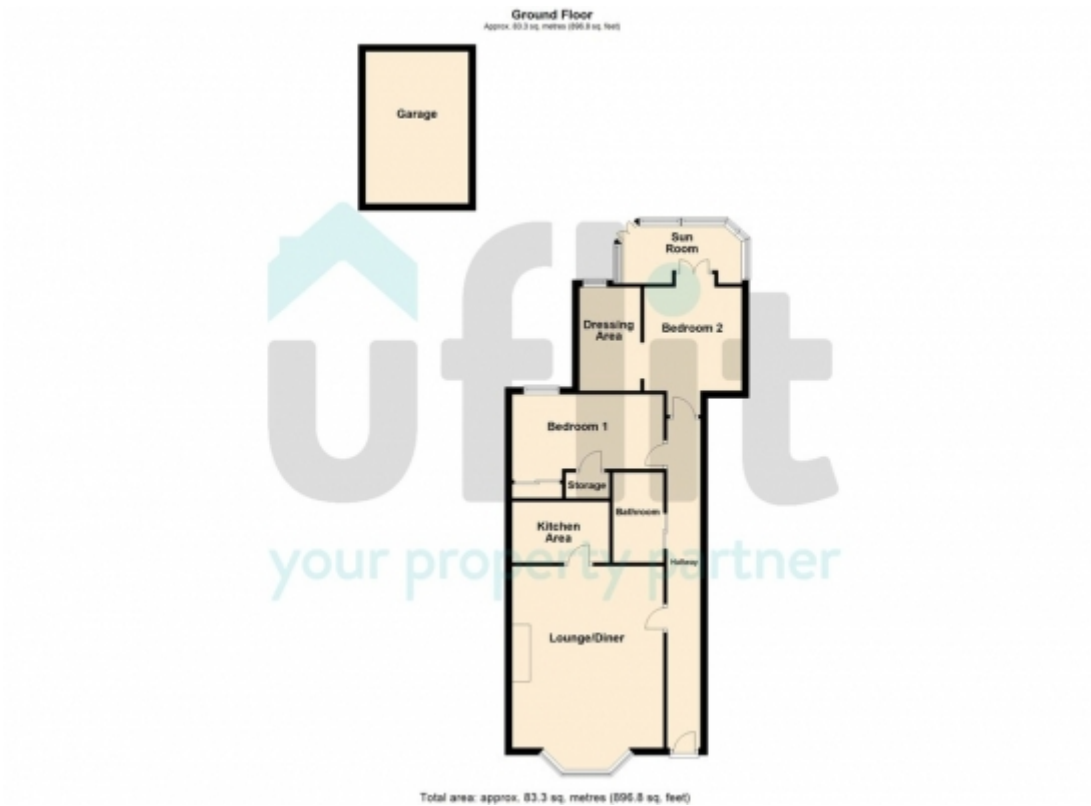
Council Tax Band: A

Tenure: Leasehold

Parking options: Off Street

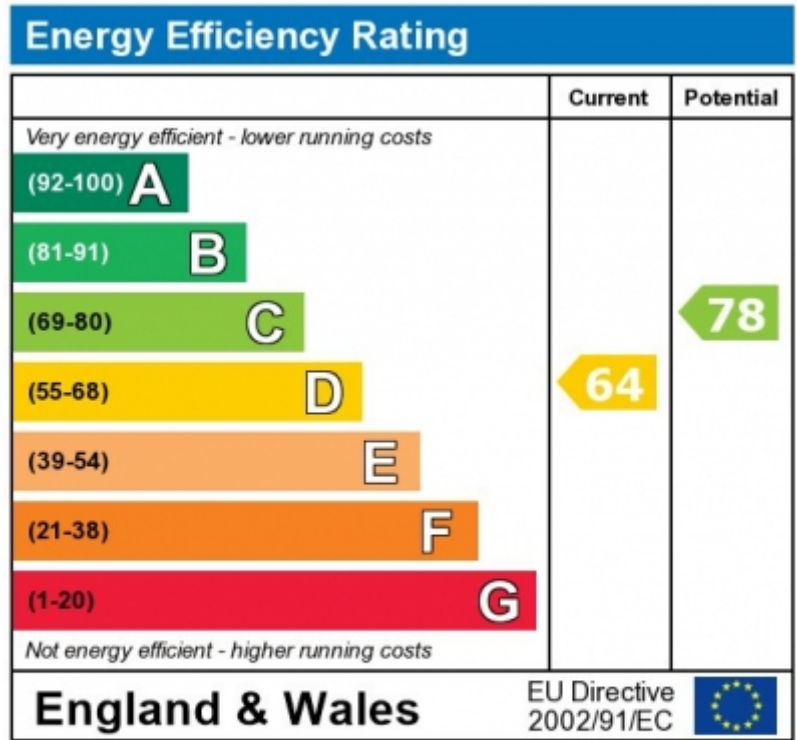
Garden details: Private Garden





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 © 2025 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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