



£75,000 offers Over

Rawmarsh Hill, Parkgate, Rotherham

Terraced House | 2 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Two Bedrooms
- Tastefully Presented Throughout
- Spacious Lounge
- Extended Kitchen
- Separate Dining Room
- Large Family Bathroom
- Cellar
- Potential 10% Yield
- NO ONWARD CHAINMUST BE VIEWED!

Property Description

WHETHER TO NEST OR INVEST, THIS FITS THE BILL...WITH FABULOUS YIELDS ON RAWMARSH HILL...!

Uflit would like to welcome to the market this TWO bedroom property tastefully blending into the popular area of Rawmarsh.

Main Particulars

WHETHER TO NEST OR INVEST, THIS FITS THE BILL...WITH FABULOUS YIELDS ON RAWMARSH HILL...!

Uflit would like to welcome to the market this TWO bedroom property tastefully blending into the popular area of Rawmarsh. This deceptively spacious property is ready to move in and relax. The property boasts a spacious lounge, separate dining area kitchen and cellar providing additional storage. To the first floor two bedrooms and a large family bathroom. To the rear an enclosed garden ideal for family entertaining. Located in the heart of Rawmarsh close to local amenities, excellent transport links and schools. If you want to climb onto the property ladder and want a house where you can just move in and relax, then look no further we've found the perfect house for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Lounge w: 3.7m x l: 3.7m (w: 12' 2" x l: 12' 2")

Entering through a glazed upvc door with overhead sky light to a spacious lounge with a front facing upvc window allowing an abundance of light to flow through whilst a radiator adds warmth. Carpeted flooring seamlessly flows throughout and a door opens to the dining area.

Dining w: 3.6m x l: 4.6m (w: 11' 10" x l: 15' 1")

A fabulous second reception room with a decorative fire place, carpeted flooring, radiator, rear facing upvc window, doors to the cellar and kitchen and carpeted stairs to the first floor.

Kitchen w: 2.3m x l: 3.1m (w: 7' 7" x l: 10' 2")

Comprising of a range of wall and base units with complimentary worksurface areas, tiled back panels and plumbing for further utilities. A side facing upvc window again illuminates and a glazed upvc door opens to the rear garden, vinyl flooring compliments and a radiator adds warmth.

FIRST FLOOR:

A carpeted split landing with doors giving access to two bedrooms and the family bathroom.

Bedroom 1 w: 3.7m x l: 3.7m (w: 12' 2" x l: 12' 2")

A double bedroom with carpeted flooring, radiator and a front facing upvc window.

Bedroom 2

w: 2.6m x l: 3.7m (w: 8' 6" x l: 12' 2")

An ample sized second bedroom with carpeted flooring, radiator, over stairs storage cupboard and a rear facing upvc window.

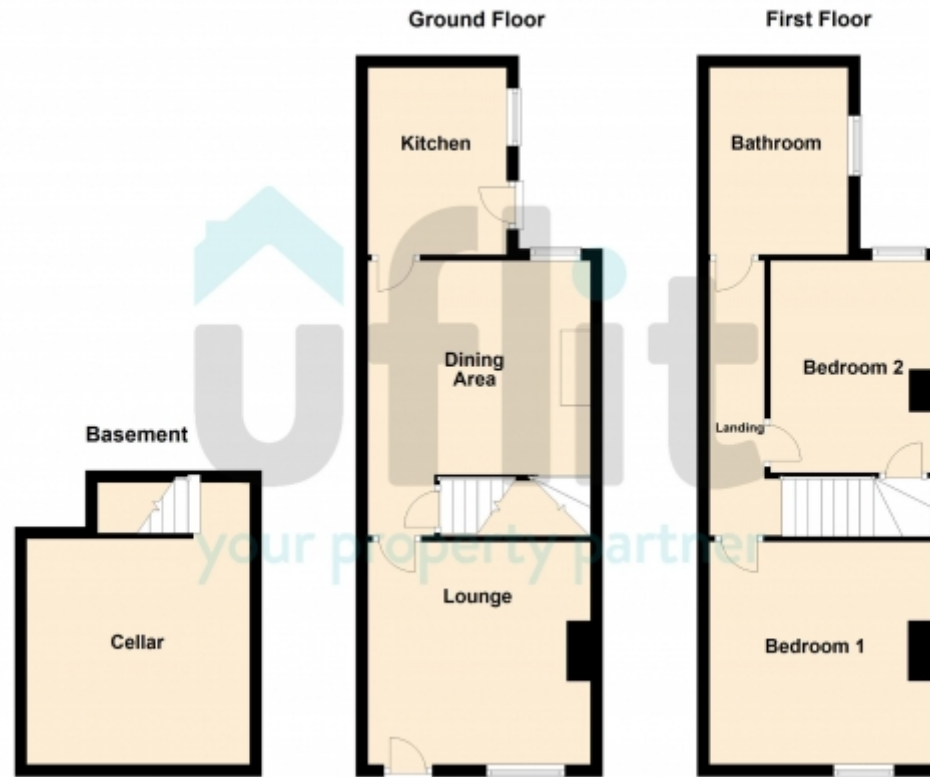
Family Bathroom w: 2.3m x l: 3.1m (w: 7' 7" x l: 10' 2")

A large family bathroom comprising of a panelled bath, wash hand basin and a low level wc. Partially tiled walls with contrasting vinyl flooring, radiator and a side facing upvc window.

Outside

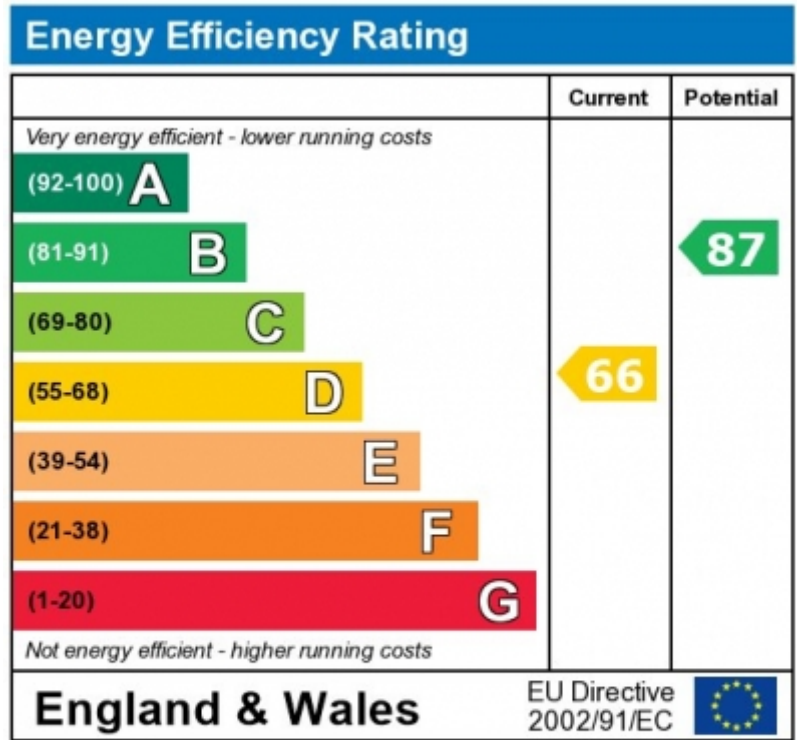
To the rear a private garden with a courtyard seating area leading to a large lawned garden with decorative raised borders all privately enclosed.





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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