



£75,000 OIRO

Herbert Street, Mexborough

Terraced House | 2 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Fabulous First Time Buyer/Invesor Property
- Two Bedrooms
- Kitchen Diner
- Cellar
- Overlooking Communal Greens
- Ample Road Side Parking
- Popular Location
- NO ONWARD CHAINMUST BE VIEWED!



## Property Description

A QUIRKY TERRACE WITH FABULOUS YIELDS...!

Uflit would like to market this quirky two-bedroom mid terrace property tastefully blending into the popular area of Mexborough overlooking communal greens.

## Main Particulars

A QUIRKY TERRACE WITH FABULOUS YIELDS...!

Uflit would like to market this quirky two-bedroom mid terrace property tastefully blending into the quiet and popular area of Mexborough overlooking communal greens. The property boasts a spacious lounge leading to the kitchen diner. To the first floor two bedrooms and a family bathroom, a useful cellar allows for additional storage. To the outside ample road side parking and to the rear a low maintenance enclosed garden. Located in the heart of Mexborough overlooking communal greens and a stone's throw away from local amenities, excellent transport links and schools. If you want to climb onto the property ladder or you are looking for a great investment opportunity, then look no further we've found the perfect home 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, radiator, carpeted flooring, front facing upvc window and a door to carpeted stairs leading to the first floor accommodation with a further door opening to the breakfast kitchen.

**Kitchen/diner** w: 3.7m x l: 3.1m (w: 12' 2" x l: 10' 2")

Featuring a range of wall and base units with complimentary work surface areas and tiled back panels with a counter top sink and plumbing for further utilities, tiled flooring, spot lighting and radiator. A door gives access to the cellar, rear facing upvc window and a glazed solid wood barn door giving access to the rear porch.

**Rear Porch** w: 1.3m x l: 1.3m (w: 4' 3" x l: 4' 3")

With a continuation of the tiled flooring, rear facing upvc window and a glazed solid wood door to the garden.

### FIRST FLOOR:

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

**Master bedroom** w: 3.7m x l: 3.7m (w: 12' 2" x l: 12' 2")

A large double bedroom with a bespoke ornate cast iron fire adopting the chimney breast, laminate flooring, radiator and a front facing upvc window.

**Bedroom 2** w: 2.7m x l: 3m (w: 8' 10" x l: 9' 10")

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

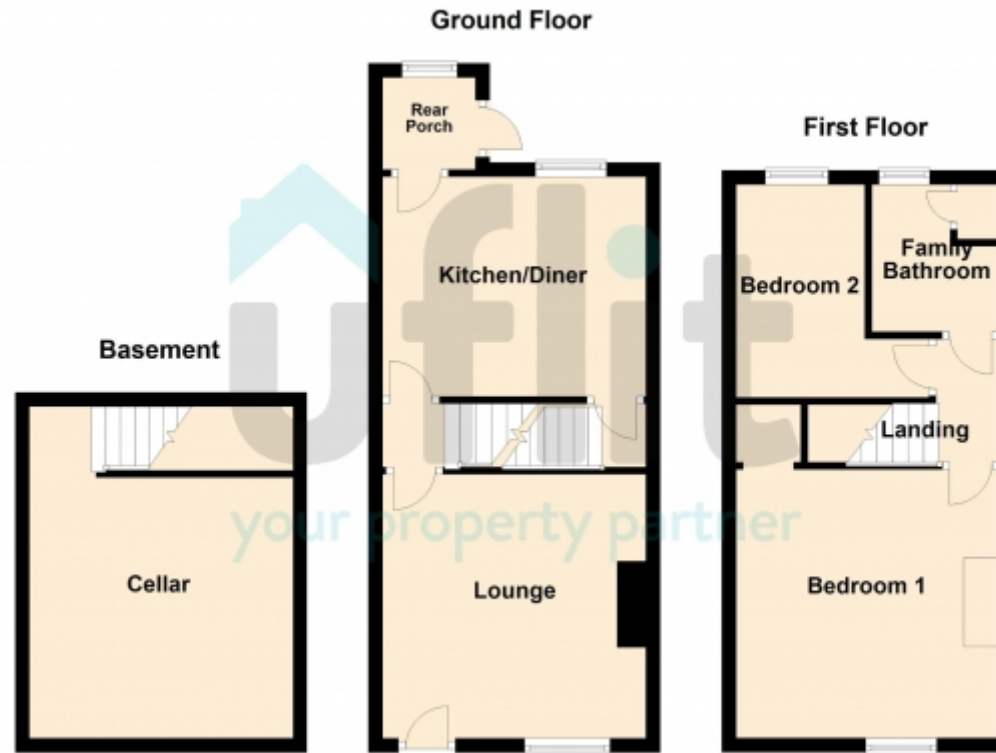
**Family Bathroom** w: 1.7m x l: 2.1m (w: 5' 7" x l: 6' 11")

Comprising of a panelled bath with overhead shower, wash hand basin and low level wc. Complimentary partially tiled walls with contrasting vinyl flooring, radiator and a rear facing upvc window.

**Outside**

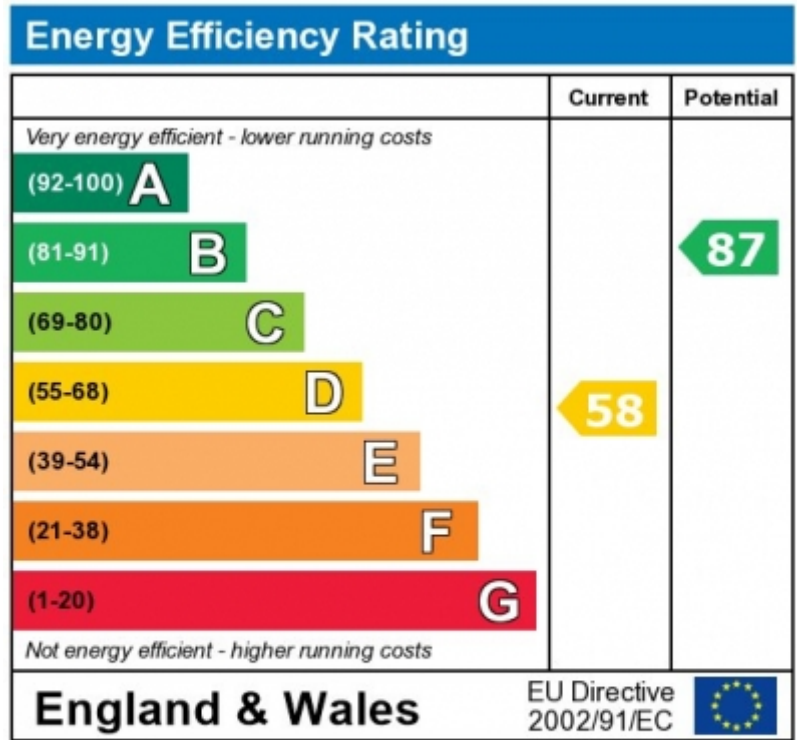
The front allows for road side parking whilst overlooking communal greens, to the rear a low maintenance garden with a paved patio area all enclosed.





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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