



£80,000 Guide Price

Claypit Lane, Rawmarsh, Rotherham

Terraced House | 2 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Fabulous Investor Property
- With Yields of 7.5%
- Two Double Bedrooms
- Beautifully Appointed Throughout
- Spacious Lounge
- Kitchen Diner
- Newly Appointed Family Bathroom
- Cellar
- Rear Enclosed Courtyard
- VIEWING HIGHLY ADVISED!

## Property Description

GUIDE PRICE £80,000 to £85,000

ATTENTION ALL LANDLORDS THIS ONE IS FOR YOU...WITH A FABULOUS LONG TERM TENANT IN SITU...!

Uflit are delighted to welcome to the market this two bedroom mid terrace property ideally suited to the investor.

## Main Particulars

GUIDE PRICE £80,000 to £85,000

ATTENTION ALL LANDLORDS THIS ONE IS FOR YOU...WITH A FABULOUS LONG TERM TENANT IN SITU...!

Uflit are delighted to welcome to the market this two bedroom mid-terrace property ideally suited to the investor. Beautifully appointed throughout boasting a rear courtyard garden. Located in a quiet and popular area of Rawmarsh close to local amenities, excellent transport links and schools. Briefly comprising of a spacious lounge, kitchen/diner and a beautifully appointed bathroom, two double bedrooms and with the added bonus of a large cellar. To the outside is a low maintenance frontage and to the rear an enclosed courtyard garden. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

**Lounge** w: 3.7m x l: 3.6m (w: 12' 2" x l: 11' 10")

Entering through a glazed upvc door with overhead sky light to the living area with a front facing upvc window. A modern decorative feature fireplace with bespoke recess shelving, carpeted flooring, radiator and a door to carpeted stairs and a further door to the kitchen/diner.

**Kitchen/diner** w: 3.7m x l: 3.6m (w: 12' 2" x l: 11' 10")

A generous size kitchen/ diner with a range of wall and base units with complimentary solid wood worksurface areas, resin sink and tiled back panels. Further base units built into the chimney breast utilising space, appliances to include a built-in oven, electric hob and extractor fan. Vinyl flooring seamlessly flows through to the bathroom, rear facing upvc window, a door to the cellar and an opening leading to the rear cloakroom with an integrated fridge freezer, side facing upvc door to the rear and a door to the family bathroom.

**Family Bathroom** w: 1.7m x l: 1.8m (w: 5' 7" x l: 5' 11")

A modern family bathroom, comprising of a panelled bath with overhead shower, a vanity unit housing the wash handbasin and wc creating storage. Fully tiled to walls with contrasting flooring, heated towel rail and rear facing upvc window.]

**Cellar** w: 3.7m x l: 3.6m (w: 12' 2" x l: 11' 10")

### FIRST FLOOR:

**Landing**

With carpeted stairs and doors giving access to two bedrooms.

**Bedroom 1** w: 3.7m x l: 3.5m (w: 12' 2" x l: 11' 6")

A large master bedroom with built-in wardrobes, a front facing upvc window, carpeted flooring and radiator.

**Bedroom 2** w: 3.6m x l: 3.6m (w: 11' 10" x l: 11' 10")

A further double bedroom with a rear facing upvc window, carpeted flooring, radiator and built-in wardrobes.

**Outside**

A walled frontage with a low maintenance pebbled courtyard. To the rear a further low maintenance courtyard with decorative borders enclosed with fencing.








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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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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