



£100,000 Guide Price

Queen Street, Rotherham

Terraced House | 2 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Fabulous First Time Buyer/ Investor
- Two Bedrooms
- Tastefully Presented Throughout
- Open Plan Kitchen/ Diner
- Spacious Bay Windowed Lounge
- Converted Attic
- Enclosed Rear Garden
- Ample Road Side Parking
- Popular Location
- MUST BE VIEWED!

Property Description

GUIDE PRICE £100,000 to £110,000

AN AFFORDABLE PROPERTY FOR AN INVESTOR TO EMBARK...WITH FABULOUS YIELDS AND A STONES THROW AWAY FROM THE PARK...!

Uflit would like to market this quirky two-bedroom mid terrace property tastefully blending into this quiet and popular area of Rotherham.

Main Particulars

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Uflit would like to market this quirky two-bedroom mid terrace property tastefully blending into this quiet and popular area of Rotherham. The property boasts a spacious bay windowed lounge and breakfast/ kitchen. To the first floor two bedrooms, a family bathroom and a staircase to the converted attic room currently used as a third bedroom. To the outside ample road side parking and to the rear a low maintenance enclosed garden. Located in the heart of Clifton and a stone's throw away to local amenities, excellent transport links and schools. If you want to climb onto the property ladder or 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: 3.6m x l: 3.6m (w: 11' 10" x l: 11' 10")

Entering through a glazed upvc door with overhead sky light to a spacious Lounge with a decorative fireplace, three radiators, laminate flooring, front facing upvc bay window and a glazed panelled door to the carpeted stairs leading to the first floor accommodation with a further glazed panelled door opening to the breakfast kitchen.

Kitchen/diner w: 3.6m x l: 3.8m (w: 11' 10" x l: 12' 6")

Featuring a range of wall and base units with complimentary work surface areas and tiled back panels with a counter top sink. Appliances to include a built in oven, gas hob with stainless steel back panel, extractor fan and plumbing for further utilities, tiled flooring and radiator. A door gives access to understairs storage, rear facing upvc window and a glazed upvc door giving access to the garden.

FIRST FLOOR:

A carpeted split landing with doors giving access to two bedrooms, family bathroom and further stairs to the attic room.

Master bedroom w: 3.7m x l: 3.5m (w: 12' 2" x l: 11' 6")

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

Bedroom 2 w: 2.4m x l: 2.9m (w: 7' 10" x l: 9' 6")

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

Family Bathroom w: 1.5m x l: 2.9m (w: 4' 11" x l: 9' 6")

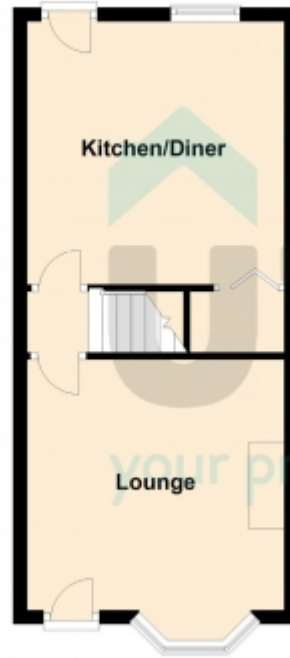
Comprising of a panelled bath with overhead shower and screen, wash hand basin and low level wc. Complimentary partially panelled walls, heated towel rail, spot lighting and a rear facing upvc window.

Loft room

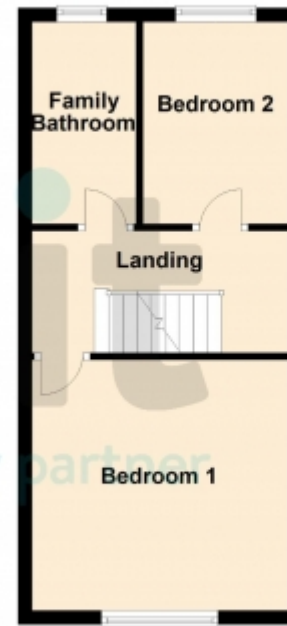
A fabulous addition to the property currently used as a third bedroom



Ground Floor
Approx. 31.4 sq. metres (338.4 sq. feet)



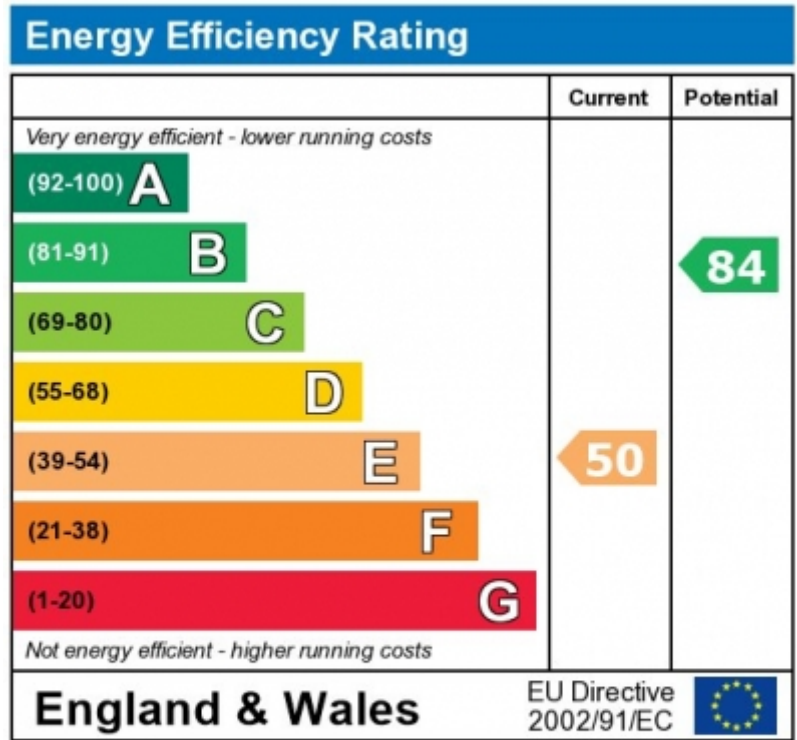
First Floor
Approx. 31.3 sq. metres (336.5 sq. feet)



Total area: approx. 62.7 sq. metres (674.9 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

Telephone: 01709 912730



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