



£55,000 OIRO

Sandymount Road, Wath-upon-Deerne, Rotherham

Apartment | 1 Bedroom | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- MUST BE VIEWED!
- NO ONWARD CHAIN!
- Breakfast Kitchen
- Family Bathroom
- Spacious Lounge
- First Floor Apartment
- First Time Buyer/ Investor
- One Bedroom
- Fabulous Yields

Property Description

TO ALL YOU INVESTORS. YOU MUST COME AND SEE...WITH FABULOUS YIELDS AND JUST A LITTLE TLC...!

Uflit would like to welcome to the market this one bedroom first floor apartment in need of a little tlc whilst offering huge potential which may appeal to the first time buyer or investor with a potential of ,

Main Particulars

TO ALL YOU INVESTORS, YOU MUST COME AND SEE...WITH FABULOUS YIELDS AND JUST A LITTLE TLC...!

Uflit would like to welcome to the market this one bedroom first floor apartment in need of a little tlc whilst offering huge potential which may appeal to the first time buyer or investor with a potential of over 10% yield. The Apartment boasts a spacious lounge, breakfast kitchen, double bedroom and a family bathroom. To the outside ample roadside parking and views over communal fields. Located in a popular area of Wath Upon Dearne, close to local amenities, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: A

Tenure: Leasehold

Ground Floor Entrance Cloakroom

Entering through a glazed composite door with carpeted stairs leading to the first floor apartment.

Landing

To the landing area a door gives access to the lounge.

Breakfast kitchen w: 2.7m x l: 1.7m (w: 8' 10" x l: 5' 7")

A breakfast kitchen featuring a range of wall and base units with complimentary work surface areas and tiled back panels. Appliances to include a gas hob and plumbing for further utilities, a front facing upvc window and radiator.

Bedroom 1 w: 2.3m x l: 3.7m (w: 7' 7" x l: 12' 2")

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

Bathroom w: 2m x l: 1.7m (w: 6' 7" x l: 5' 7")

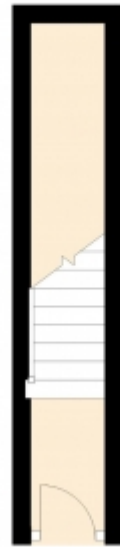
Comprising of a panelled bath, wash hand basin and low level wc. Fully tiled walls with complimentary flooring, panelled ceiling with spot lighting, heated towel rail and a front facing upvc window.

Outside

To the front of the property a low maintenance frontage and ample road side parking.



Ground Floor

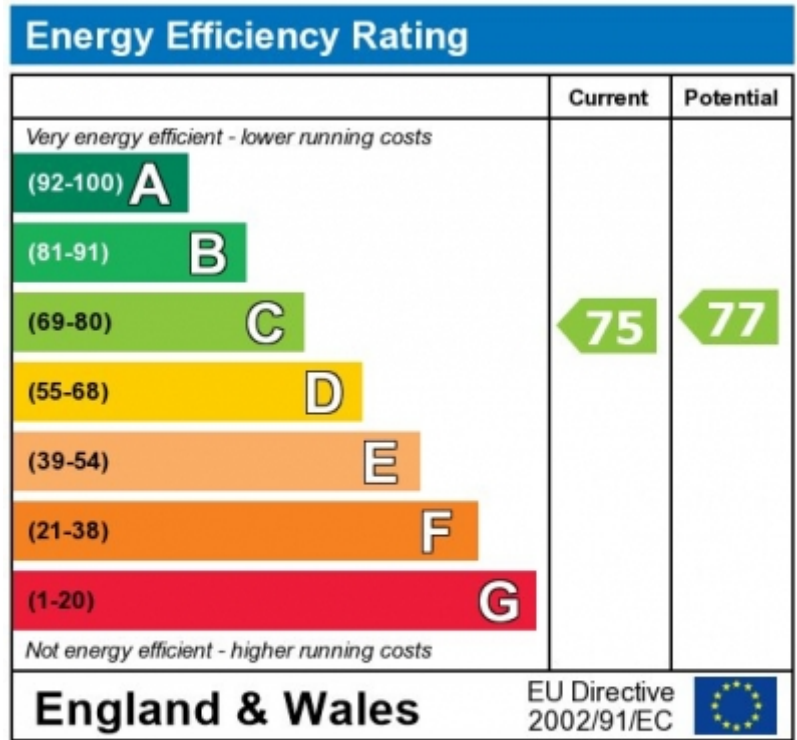


First Floor



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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