



£208,000 OIRO

Harlington Way, Waverley, Rotherham

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- FABULOUS THREE BEDROOM FAMILY HOME
- Modern Decor Throughout
- Ensuite to Master Bedroom
- Spacious Lounge
- Open Plan Kitchen Diner
- Driveway Providing Ample Off Road Parking
- Enclosed SOUTH FACING Rear Garden
- Highly Desirable Location
- 80% OWNERSHIPVIEWING ESSENTIAL!

Property Description

AN AFFORDABLE HOME WHERE YOU ONLY PAY 80% OF THE VALUE ON THE WAVERLEY...!

Uflit are more than delighted to welcome to the market this FABULOUS MODERN three-bedroom end terraced property offering an affordable way to step onto the property ladder.

Main Particulars

AN AFFORDABLE HOME WHERE YOU ONLY PAY 80% OF THE VALUE ON THE WAVERLEY...!

Uflit are more than delighted to welcome to the market this FABULOUS MODERN three-bedroom end terraced property offering an affordable way to step onto the property ladder with the council offering a 20% reduction if you meet the criteria. Located on the highly sought-after development of the Waverley within easy reach of local amenities, excellent transport links and the newly built school. In brief, a cosy hallway, spacious lounge and the hub of the home the kitchen diner creating a fabulous entertaining area with tastefully fitted French doors opening out onto the rear garden which in turn allows for further entertaining and a downstairs wc. To the first floor three ample sized bedrooms master with ensuite and a family bathroom. To the outside an open aspect frontage with off-road parking for two vehicles and to the rear an enclosed garden. Call Uflit today 01709 912730.

80% Ownership

Affordable housing - Discount for Sale (First Time Buyers Only).

All Applicants must be qualified by the local authority.

Council Tax Band: B

Tenure: Freehold

Entrance

An attractive canopy invites you through a beautiful glazed composite door to a cosy hallway with vinyl flooring seamlessly flowing through to the downstairs wc, carpeted stairs leading to first floor accommodation, radiator and doors give access to the lounge and wc.

WC

Comprising of a low level wc, corner wash hand basin with tiled back panel, a continuation of the vinyl flooring and radiator.

Lounge w: 3.6m x l: 5m (w: 11' 10" x l: 16' 5")

A spacious living area with a beautiful feature wall, a front facing upvc window allows an abundance of light to flow through and a radiator adds warmth, laminate flooring and a door gives access to the kitchen diner.

Kitchen/diner w: 4.6m x l: 3.2m (w: 15' 1" x l: 10' 6")

The hub and heart of this family home, a modern kitchen with a range of fitted wall and base units with complimentary work surface areas and matching upstands. Fully

integrated appliances to include built-in electric oven, electric hob, extractor fan, washing machine, dishwasher and fridge/ freezer. A rear facing upvc window along with rear facing French doors opening onto the garden illuminates, spot lighting and a radiator adds warmth. Vinyl flooring throughout, a further feature wall emulates the standard on offer and a useful understairs storage cupboard.

FIRST FLOOR:

Landing

A galleried landing with spindled banister, carpet and radiator. A loft hatch creating additional space and doors giving access to three ample sized bedrooms, family bathroom and an over stairs storage cupboard.

Master bedroom w: 2.6m x l: 3.6m (w: 8' 6" x l: 11' 10")

A spacious master bedroom with a range of built-in and fitted wardrobes, feature wall with a bespoke panelled feature, front facing upvc window, radiator, carpet and a door leading to the ensuite.

Ensuite w: 2.6m x l: 1.4m (w: 8' 6" x l: 4' 7")

A beautifully presented ensuite comprising of a built-in shower with tiled back panels, wash hand basin and a low level wc. Vinyl flooring and radiator.

Bedroom 2 w: 2.6m x l: 3.1m (w: 8' 6" x l: 10' 2")

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

Bedroom 3 w: 1.9m x l: 2.7m (w: 6' 3" x l: 8' 10")

An ample sized third bedroom with radiator, carpeted flooring and a front facing upvc window.

Family Bathroom w: 1.9m x l: 1.7m (w: 6' 3" x l: 5' 7")

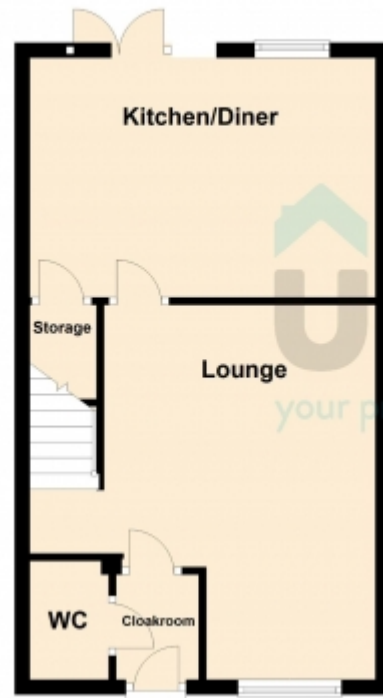
A modern family bathroom comprising of a panelled bath with tiled back panel, wash hand basin and low level wc. Vinyl flooring, radiator and a rear facing upvc window.

Outside

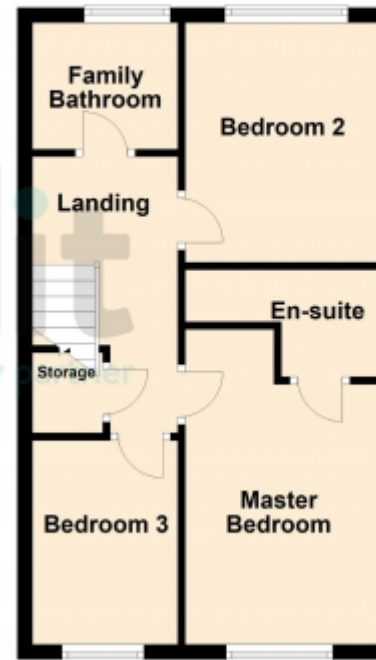
An attractive open aspect frontage with off-road parking for two vehicles bordered with a paved path wrapping around the property. Side gated access where the paved path creates a seating area which in turn leads to a lawned garden with shed. all enclosed by fencing.



Ground Floor

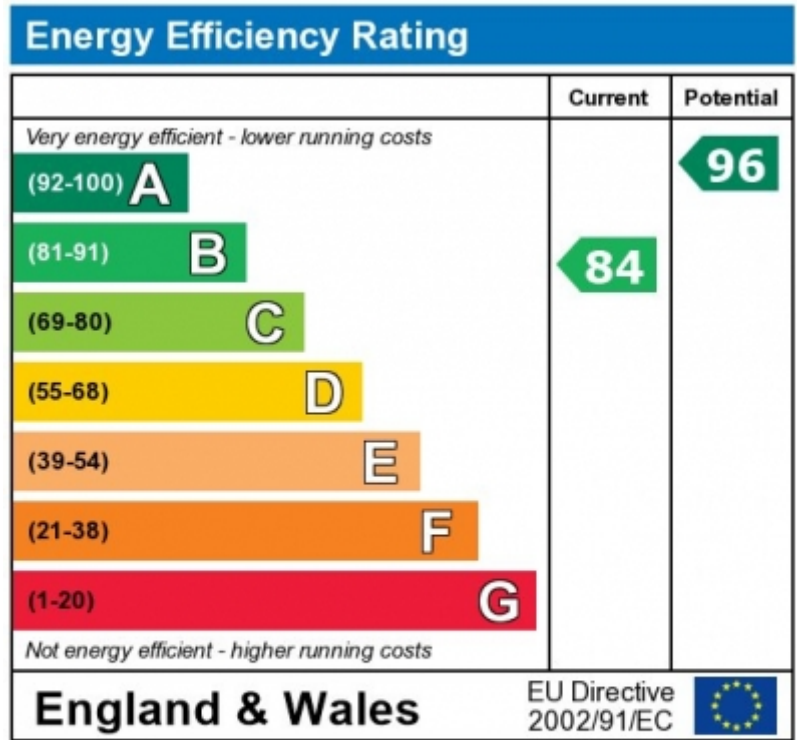


First Floor



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 © 2025 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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