



60 Brookhaven Way, Bramley, Rotherham, South Yorkshire, S66 1WH

**Asking Price £145,000**

This two-bedroom first floor flat is for sale in the Bramley area of Rotherham, forming part of a Jones Homes development. The top floor apartment offers two double bedrooms and benefits from gas fired central heating and double glazed windows. The kitchen includes fitted appliances, and the property is fully carpeted. Externally, the flat is set within communal grounds and has allocated car parking.

Bramley provides access to a range of everyday amenities in nearby neighbourhood centres, including shops, cafés and local services. Families will find a selection of primary and secondary schools in the wider Rotherham and Wickersley area.

For commuters, the property is well placed for road links towards Rotherham, Sheffield and Doncaster via the A631 and nearby M18. Rotherham Central station offers rail services towards Sheffield and Doncaster, with journey times of around 15–20 minutes, while Swinton and Mexborough stations extend options towards Leeds and beyond. The surrounding area also offers local parks and green spaces reachable by a short drive.

## Communal Ground Floor Entrance Lobby

Access to the apartment via 2 flights of stairs.

## Entrance Hall

With entrance door, central heating radiator, intercom, cloaks cupboard.

## Bay Windowed Lounge



Two central heating radiators, telephone point, tv aerial point, central heating thermostat.

## Fitted Kitchen



Modern fitted wall and base units with roll edge work tops, cooking facilities of a four ring gas hob, built in oven and extractor hood over the hob, central heating radiator, integrated automatic washer/dryer, stainless steel sink unit with mixer tap, rear double glazed window, wood effect vinyl floor, recessed spotlights to the ceiling, concealed combination gas boiler with central heating timer.

## Bathroom



Wc, wash hand basin and bath in white with over bath shower with screen, towel rail/central heating radiator, extensive wall tiling, extractor fan, recessed spotlights to the ceiling, rear double glazed window, double door airing cupboard.

## Bedroom one



Front double bedroom with double glazed window and central heating radiator, television point, tv aerial point.

## Bedroom two



Rear double bedroom, double glazed window, central heating radiator.

## Outside ( )

The property stands within communal grounds where there is also an allocated car parking space.

## MATERIAL INFORMATION

Council Tax Band C

Tenure Leasehold

Property Type Apartment

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Allocated parking

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

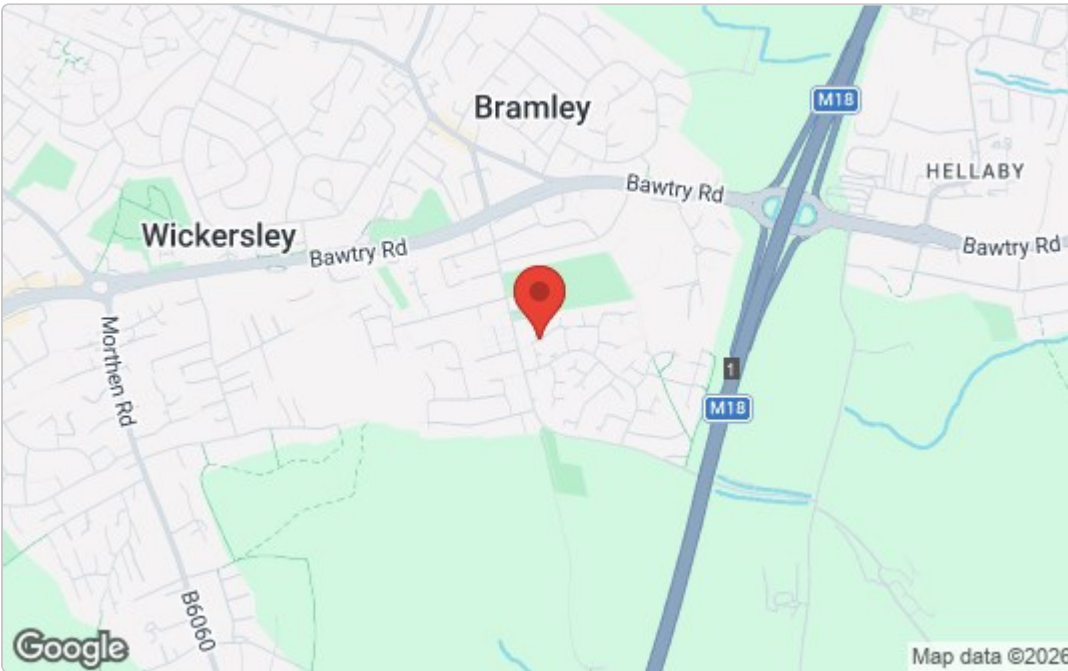
# Floor Plan



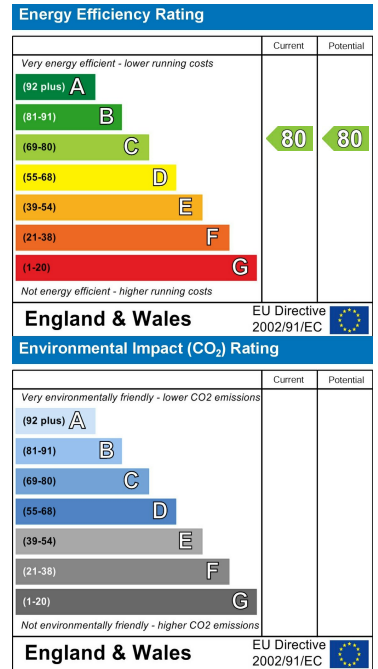
Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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