



23 William Street, Rotherham, S60 2NG

Offers Around £110,000

A MUCH IMPROVED TWO BEDROOM TERRACED HOUSE WHICH HAS UNDERGONE A COMPREHENSIVE COURSE OF RENOVATION BY THE PRESENT OCCUPIER. The property, which offers gas central heating and uPVC double glazing, is located within 5 minutes walk of the town centre. The well-presented accommodation briefly comprises: Lounge, re-fitted Dining Kitchen with Cellar off, two Bedrooms and re-fitted Bathroom.

To the rear is a low-maintenance cottage-style garden and there is on-street permit parking to the front.

LOUNGE



With composite front door and uPVC window. Fireplace surround and living flame coal effect gas fire, radiator

INNER LOBBY

With staircase

DINING KITCHEN



With a range of white high gloss finish base and wall units with contrasting work surfaces. Inset stainless steel sink beneath the rear facing uPVC window with uPVC door to one side. Cooker recess with gas point, space and plumbing for washing machine. Wall-mounted Worcester gas combi boiler. Radiator, tiled floor, storage Cellar leading off.

FIRST FLOOR LANDING

FRONT BEDROOM



With uPVC window and radiator

REAR BEDROOM



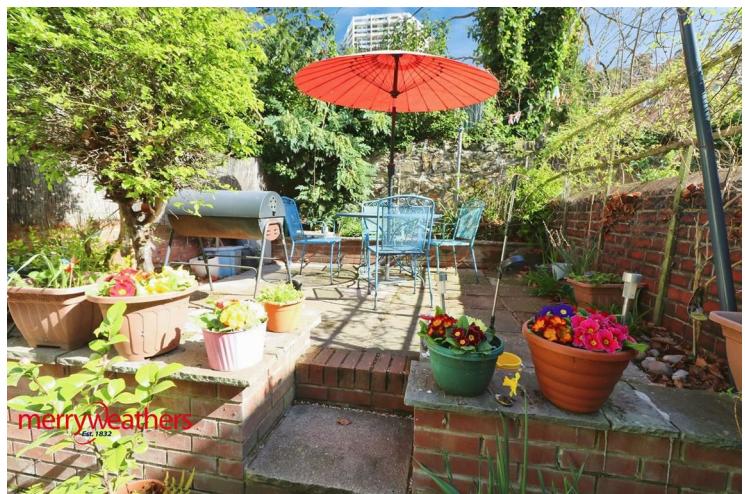
With radiator and uPVC window

BATHROOM



With modern white suite comprising a panelled bath with mixer tap shower, pedestal wash basin and W.C. Splash back tiling above the bath and basin, Radiator and uPVC opaque window. Built-in cupboard.

OUTSIDE



There is on-street permit parking whilst to the rear is a delightful cottage-style garden with raised paved seating area and established brick flower beds.

MATERIAL INFORMATION

Council Tax Band: A

Tenure : Freehold

Property Type Terrace house

Construction type Brick

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 on-street permit 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>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



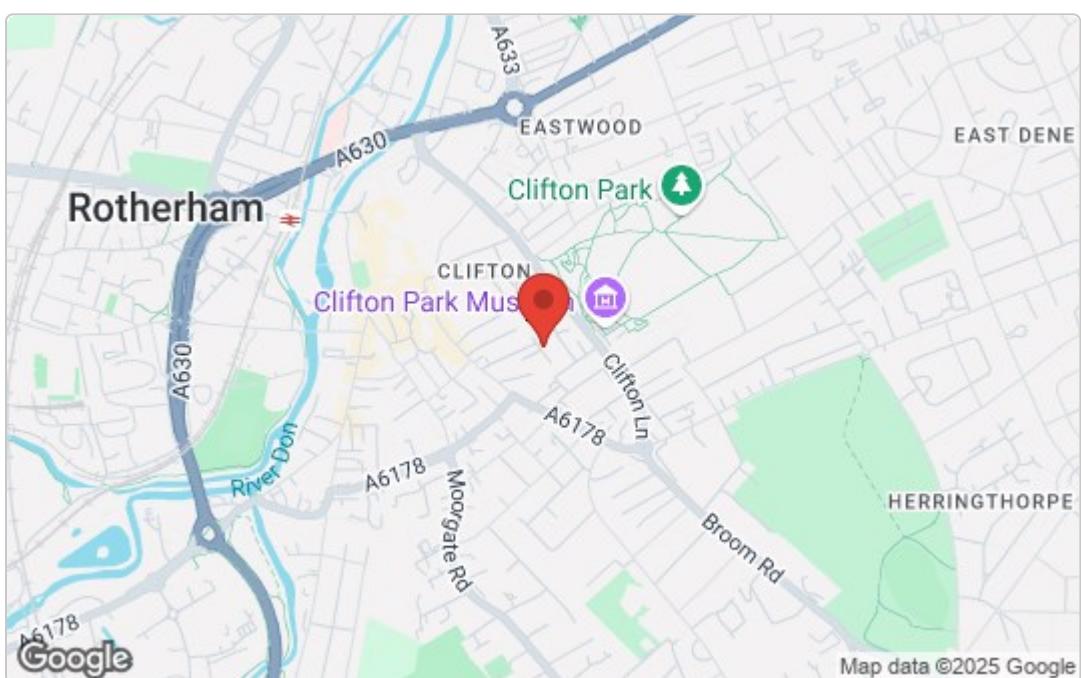
Total area: approx. 82.3 sq. metres (886.2 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to show the location of rooms and property layout for detailed measurements please refer to advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of the Floor Plan.

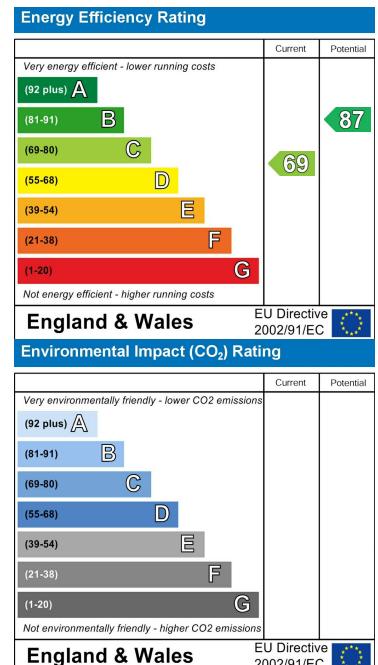
Plan produced using PlanUp.

William Street

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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