merryweathers
Est. 1832

19 Selwood Flats Doncaster Road, Rotherham, S65 2BW

Asking Price £65,000

Offered for sale with NO FORWARD CHAIN is this one bedroom flat situated in this popular location overlooking Clifton Park. Situated near local amenities and local transport routes this is an ideal purchase for a variety of buyers.

Communal Access
Property is accessed via a communal entry system.

Entrance Door
Property is accessed via a hardwood door.

Lounge 12'0" x 10'11" (3.68 x 3.34)

Having a double glazed window and electric wall heater.

Kitchen 9'0" x 5'5" (2.76 x 1.66)

Having a range of wall and base units with electric hob and oven, sink unit, space for fridge freezer and washing machine. With window.

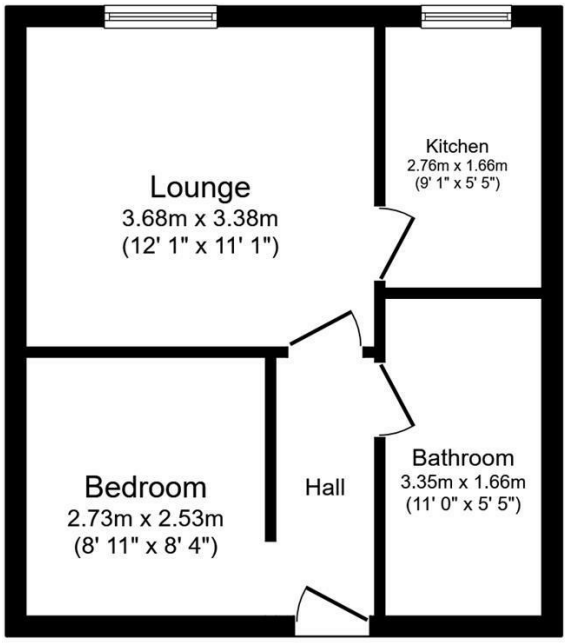
Bathroom

Having a bathroom with electric shower, hand wash basin and low flush w.c and part tiled.

Bedroom 8'11" x 8'3" (2.73 x 2.53)
Having an electric wall heater.

Material Information
Council Tax Band A
Tenure Leasehold
Property Type Flat
Construction type Brick built
Heating Type Electric Heating
Water Supply Mains water supply
Sewage Mains drainage
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



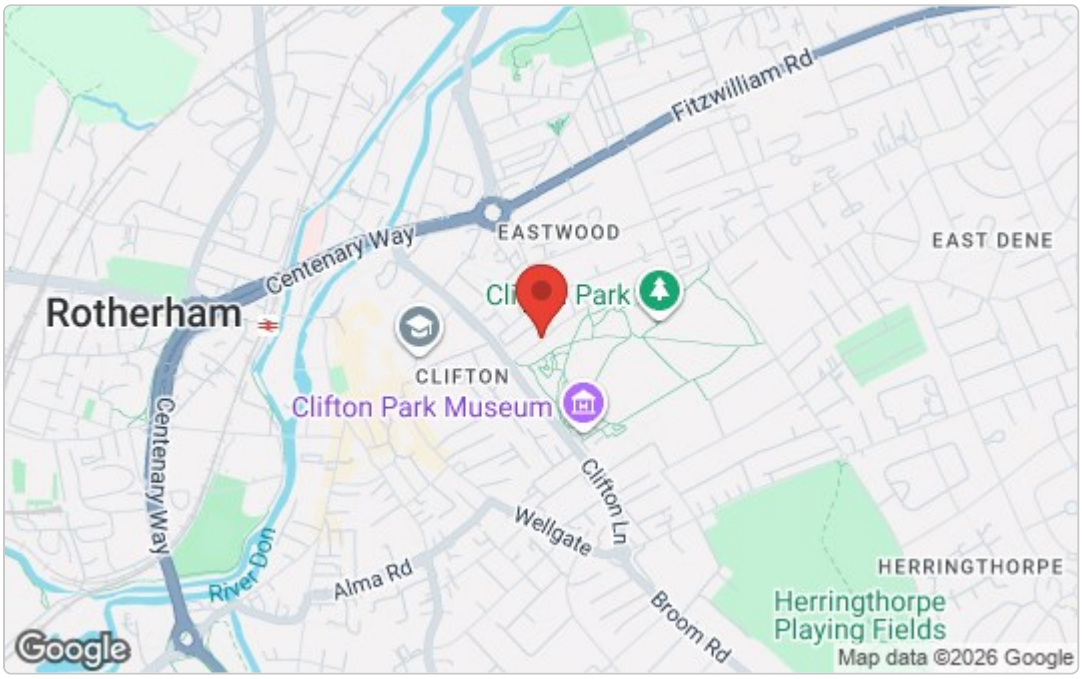
Floor Plan

Floor area 33.8 sq.m. (364 sq.ft.)

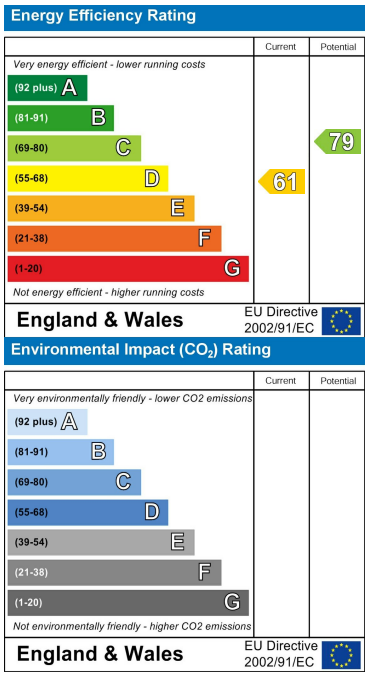
Total floor area: 33.8 sq.m. (364 sq.ft.)

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

www.merryweathers.co.uk

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