







35 California Drive, Catcliffe, Rotherham, S60 5TX

Price Guide £150,000

GUIDE PRICE £150,000-£155,000

This immaculate two-bedroom terraced house is offered **for sale** in Catcliffe, Rotherham, finished in modern neutral colours throughout. The property benefits from two reception rooms, providing flexible living and dining space, and a well-appointed bathroom.

Situated in a residential area of Rotherham, the home is well placed for access to local amenities in Catcliffe and nearby retail and leisure facilities around the A630 corridor. Families and professionals alike will appreciate the range of schools, shops and open spaces available in the wider Rotherham area.

Public transport links are accessible via nearby bus routes connecting Catcliffe to Rotherham town centre and Sheffield. The closest mainline rail services can be picked up from Rotherham Central or Sheffield station, offering routes towards Leeds, Doncaster and beyond, with journey times from Sheffield to Leeds typically around 40 minutes and to Doncaster around 25 minutes, making this location suitable for commuters.

Entrance Hall
Access through a composite door into entrance porch.

Lounge 12'11" x 9'1" (3.94 x 2.79)




Having a double glazed window, a radiator and a media wall with an electric fire.

Dining Kitchen 12'2" x 9'1" (3.73 x 2.77)





Having a range of wall and base units with a sink unit, space for washing machine, hob and oven, space for fridge freezer, wall mounted boiler, feature radiator and composite door leading into the rear garden.

First Floor Landing
Having loft access.

Bedroom One 11'1" x 9'1" (3.38 x 2.79)



Having a window, a radiator and a storage cupboard.

Bedroom Two 11'1" x 6'3" (3.38 x 1.93)



Having a window, fitted wardrobes and a radiator.

Bathroom



Having a panelled bath with electric shower, low flush w.c, hand wash basin, heated towel rail and a double glazed window.

Outside



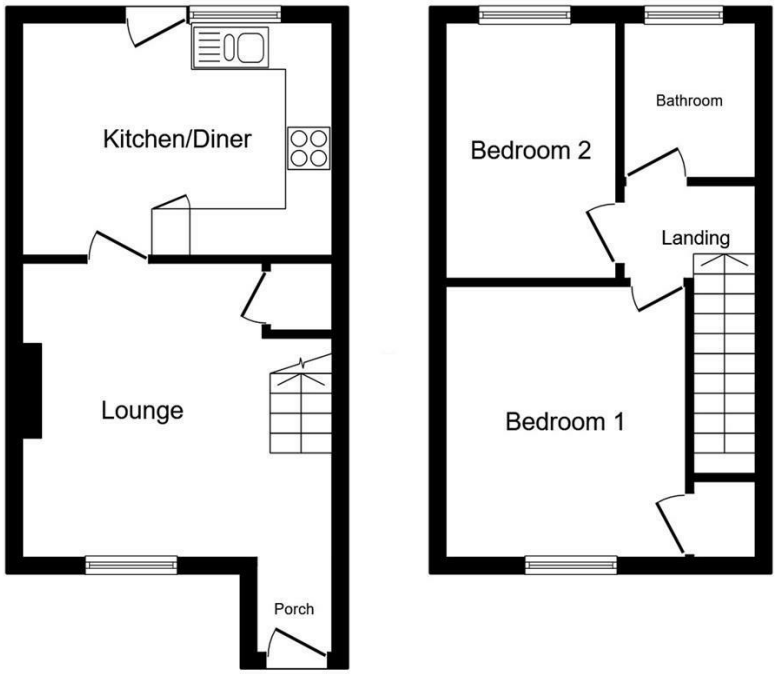
To the front of the property is a driveway.

To the rear of the property is a patio area, with an artificial grassed area. The garden is fully enclosed with a shed.

Material Information

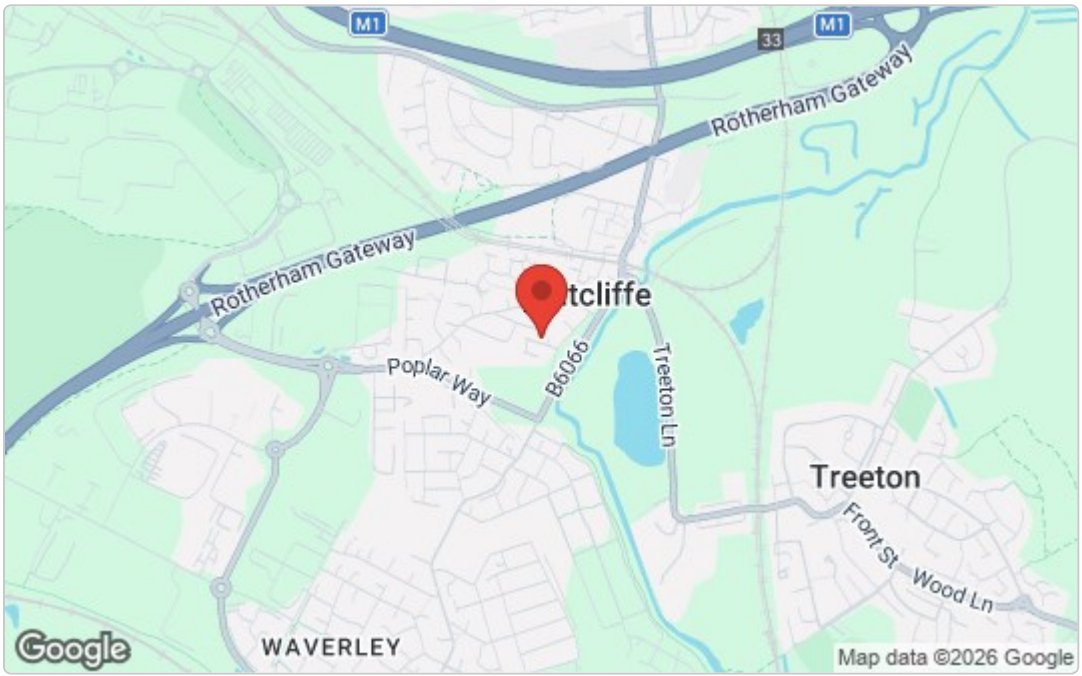
Council Tax Band A
Tenure Freehold
Property Type Terrace House
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach 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 driveway
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – High
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
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan

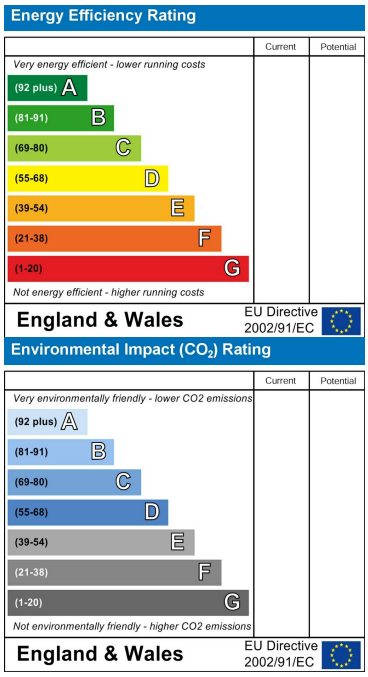


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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