merryweathers
Est. 1832

62 Holyrood Rise, Bramley, Rotherham, S66 3QE

**Offers Around £250,000**

AN EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE located in a highly regarded and much sought-after location within 5 minutes drive of both neighbouring Wickersley and the M18 intersection. The property benefits from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND A RE-FITTED KITCHEN. The accommodation comprises: Hall, spacious Lounge, Dining Kitchen, Study/Playroom, 4 Bedrooms and family Bathroom.

There is ample car parking and Garage and an enclosed low-maintenance garden.

*** NO UPWARD CHAIN ***

## ENTRANCE PORCH
With uPVC entrance door and inner timber door into the Hall

## HALL
With radiator and staircase

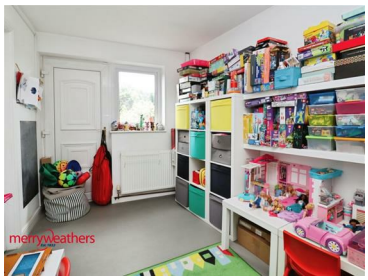
## LOUNGE 18'3" x 10'4" (5.58 x 3.15)

With front facing uPVC window with radiator beneath. 'Adam' style feature fireplace surround with gas fire. 'Karndene' flooring, useful under stairs storage cupboard

## DINING KITCHEN 13'5" x 8'3" (4.11 x 2.53)

Re-fitted with Limed Oak finish base and wall cupboards and contrasting work surfaces. Inset stainless steel sink set beneath the rear facing uPVC window with uPVC double doors to one side opening into the rear garden. Integrated gas hob and electric oven with high level extractor hood. Space and plumbing for washing machine

## STUDY/PLAYROOM 12'4" x 8'6" (3.78 x 2.6)



With radiator, uPVC rear entrance door and window and inner door opening into the Garage

## LANDING
With linen cupboard

## FRONT BEDROOM ONE 12'5" x 11'1" (3.79 x 3.38)

With uPVC window and radiator

## FRONT BEDROOM TWO 12'5" x 10'4" (3.79 x 3.15)

With uPVC window, radiator and built-in wardrobe to one wall

## REAR BEDROOM THREE 10'8" x 9'2" (3.26 x 2.81)

With uPVC window and radiator

## REAR BEDROOM FOUR 10'8" x 7'4" (3.26 x 2.26)

With radiator and uPVC window

## FAMILY BATHROOM

With modern contemporary white suite comprising a panelled bath with shower and screen, W.C. and vanity wash basin. Ceramic tiled splashbacks, heated towel rail, uPVC window and extractor fan

## OUTSIDE

To the front is a Herringbone effect block paved drive leading to the Garage.
To the rear is an enclosed low-maintenance garden with paved patio/seating area, beyond which is the astro turf lawn.

## GARAGE 15'1" x 11'1" (4.6 x 3.4)

With up and over door, light and power and housing the 'Ideal' gas combi boiler

## MATERIAL INFORMATION

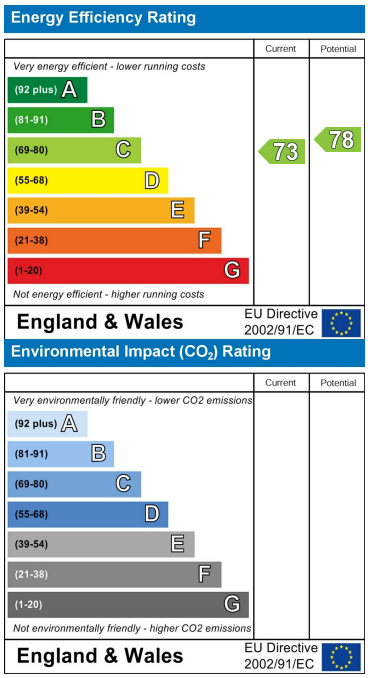
Council Tax Band B
Tenure Freehold
Property Type Semi detached house
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open 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 Garage & Drive
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
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

## Area Map

## Energy Efficiency Graph

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