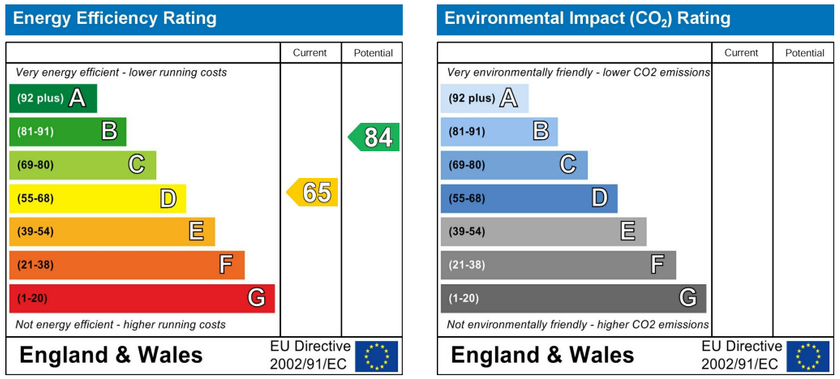
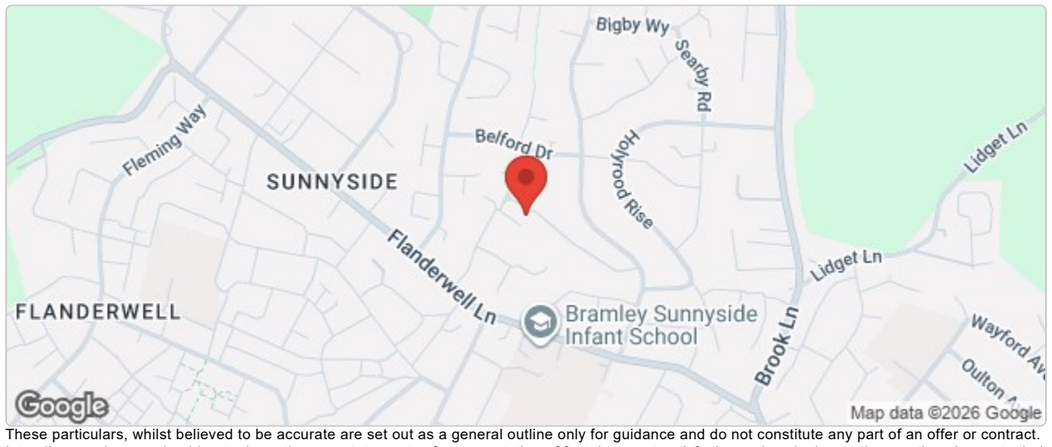
Energy Efficiency Graph



Area Map



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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49 Rosedale Way, Sunnyside, Rotherham, South Yorkshire, S66 3LE

Asking Price £150,000

Key Points

For sale: a two-bedroom semi-detached house in the Sunnyside area of Rotherham, South Yorkshire. Located on Rosedale Way, this property is positioned in a consistently wanted residential area.

The house provides one reception room and one bathroom, offering a straightforward layout suited to a range of buyers looking to live in this part of Rotherham.

Sunnyside is well placed for access to local amenities in nearby Dalton and Wickersley, where you will find shops, supermarkets, cafés and everyday services. Popular green spaces such as Rotherham's Clifton Park are within driving distance, offering landscaped grounds, play areas and leisure facilities.

The property is convenient for road links towards Rotherham, Sheffield and the M18. Public transport options include nearby bus routes connecting to Rotherham town centre and surrounding districts. The nearest mainline rail services are available from Rotherham Central, offering trains to Sheffield, Leeds and beyond, with typical journey times to Sheffield of around 15–20 minutes, making this a practical base for commuting or visiting neighbouring towns and cities.

- Modern Kitchen/Diner
- Great for commuting
- Two Bedrooms
- Off Street Parking
- Front & Rear Gardens
- Close to schools
- Easy access to amenities











About This Property

Entrance Lobby
Side facing upvc door provides access. Built-in storage cupboard.

Kitchen/Dining Room
Front facing double glazed window with roll edge work surfaces beneath incorporating the stainless steel single drainer sink unit. The kitchen benefits from a modern range of wall, base and drawer units in white with a wall mounted combination boiler, electric oven, gas hob and central heating radiator. With plumbing for a washing machine.

Lounge
Rear facing double glazed window and double glazed patio doors to the garden. There is a freestanding electric fire and stairs rise to first floor landing. Television connection point and coving to ceiling.

Landing
Side facing double glazed window and access via the ladder to the boarded loft space which has a light.

Bedroom One
Rear facing double glazed window, central heating radiator, television connection point and built in storage cupboard. Coving to ceiling.

Bedroom Two
Front facing double glazed window and built-in storage cupboard.

Bathroom
Fitted with a three piece suite in white comprising a P-shaped bath with thermostatic shower above, low level wc and vanity wash hand basin. Three fully tiled walls, central heating towel rail and front facing double glazed opaque window.

Outside
Fronting the property is a lawn garden with shrub borders and an outside cold water tap. The drive at the side of the property provides off road parking for one/two vehicles and there is gated access to the rear gardens.

To the rear of the property is a flagged patio area together with a wooden garden shed and outside light and steps lead from the patio to the lawn garden with shrub borders.

Material Information
Council Tax Band A
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 driveway
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.



