



66 Broom Valley Road, Rotherham, S60 2QU

Guide Price £200,000

*** GUIDE PRICE £200,000 - £205,000 ***

This three-bedroom semi-detached house is for sale in the Broom Valley area of Rotherham, offering practical family accommodation with two reception rooms, a bathroom, an extended utility room and a conservatory.

The property is well positioned for access to Rotherham town centre, with its range of shops, supermarkets and local services. Nearby green spaces such as Clifton Park provide playgrounds, open parkland and a museum, ideal for leisure time and outdoor activities.

Public transport connections are convenient, with Rotherham Central station accessible from the property, offering rail services towards Sheffield, Meadowhall and Doncaster, with journey times to Sheffield typically around 15 minutes. Local bus routes also serve the surrounding area, linking Broom Valley with the town centre and neighbouring districts.

Families will find a choice of primary and secondary schools within the wider locality of Rotherham, together with sports facilities and community amenities. The house's layout, including its additional utility room and conservatory, supports flexible everyday living and entertaining.

Entrance Hall

Property is accessed through a double glazed door.

Lounge



Having a double glazed bay window and a radiator.

Dining Room



Having laminate flooring and a radiator with doors leading into a conservatory.

Conservatory



With doors leading into the rear garden.

Kitchen



Having a range of wall and base units with a sink unit, hob and oven, integral microwave.

Utility Room



Having space for a washing machine, tumble dryer, two fridges. Window to rear elevation and a radiator.

First Floor Landing

Bedroom One



Having a bay window to the front, and a radiator.

Bedroom Two



Having a window over looking the rear garden and a radiator.

Bedroom Three



Having a window overlooking the front and a radiator.

Bathroom



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

Outside



To the front of the property is a driveway leading to the garage with a low maintenance garden area. To the rear of the property is a paved garden area with a lawned garden all of which is enclosed.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Semi-detached House

Construction type Brick built

Heating Type heating system with hot water cylinder and thermostat

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 and garage

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.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

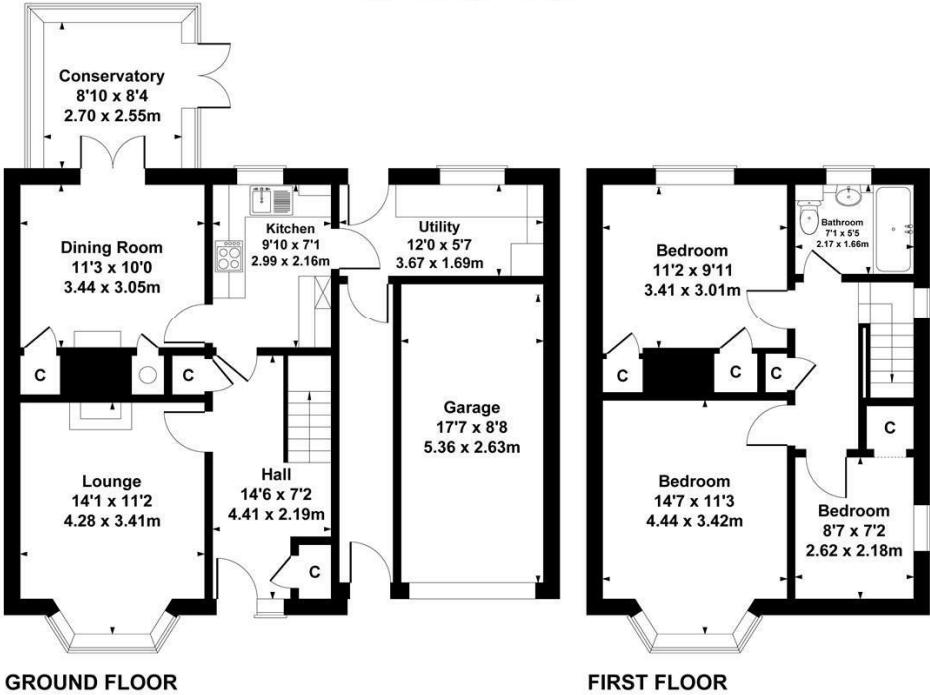
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Floor Plan

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Approximate Gross Internal Area
Main House = 1206 sq ft - 112 sq m
Garage = 151 sq ft - 14 sq m
Total = 1357 sq ft - 126 sq m

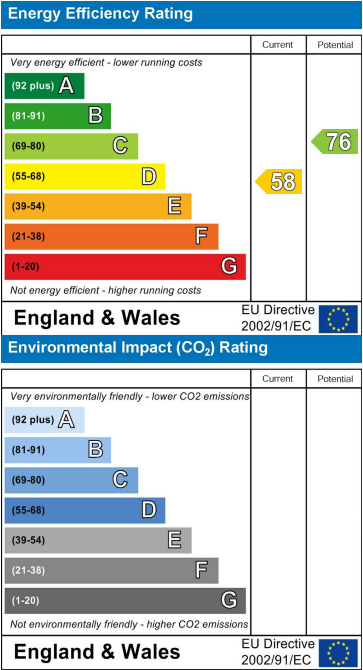


Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Merryweathers@asbuiltenergysurveys.co.uk

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.

