



35 Wensleydale Road

, Rotherham, S61 4BG

£130,000



Offered to the market is this three-bedroom terraced home in Rotherham, presenting an excellent opportunity for purchasers looking to undertake a full renovation project. The property is ideally suited to those wishing to modernise and reconfigure a home to their own specification, with clear potential for improvement throughout.

Located within a well-established residential area, the property is well placed for access to Rotherham town centre, where a wide range of shops, services, and amenities can be found, including the High Street and the retail and leisure offerings at Parkgate Shopping Park.

For leisure and outdoor space, Clifton Park is nearby and provides attractive green surroundings, play areas, and cultural attractions including a museum. Everyday essentials are well catered for with supermarkets and local facilities located within a short distance.

Transport connections are strong, with Rotherham Central railway station offering regular services to Sheffield in around 15 minutes and Leeds in under an hour, alongside convenient bus routes serving the wider

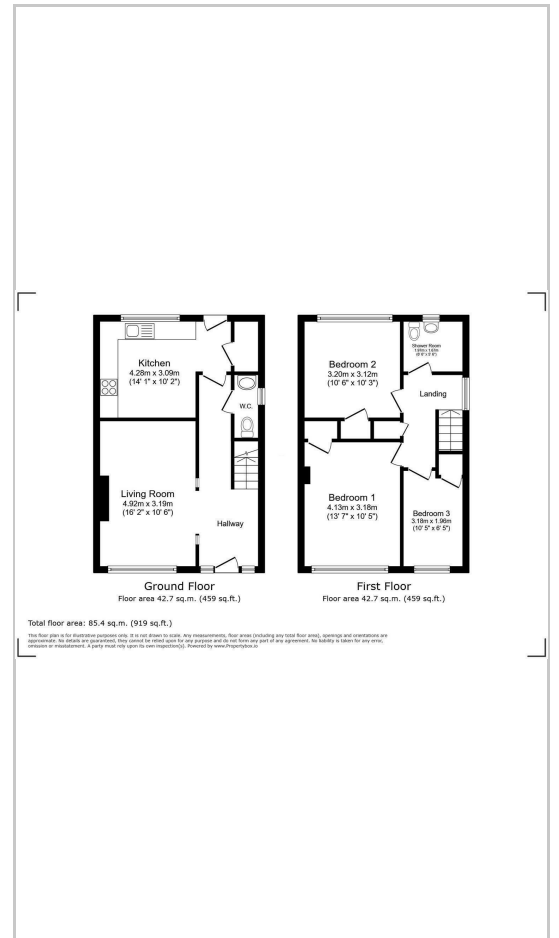


GROUND FLOOR
 ENTRANCE
 LOUNGE
 DINING KITCHEN
 FIRST FLOOR
 BEDROOM ONE
 BEDROOM TWO
 BEDROOM THREE
 BATHROOM
 OUTSIDE

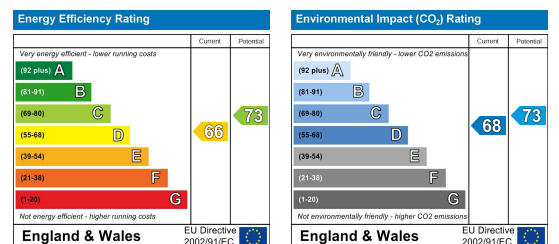
Area Map



Floor Plans



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

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