



16 Lilly Hall Road, Maltby, Rotherham, S66 8AS

Price Guide £350,000

PRICE GUIDE £350,000 TO £360,000

A THREE BEDROOM DETACHED HOUSE IN NEED OF SOME COSMETIC UPGRADING STANDING IN LARGE GARDENS APPROACHING ONE FIFTH ACRE ON ONE OF MALTBYS MOST DESIRABLE AND SOUGHT AFTER ROADS.

The property offers spacious and versatile accommodation complimented by both gas central heating and uPVC double glazing. The accommodation comprises: Entrance Porch, inner Hall, Cloakroom, Lounge, Dining Room, Conservatory, Study/Snug, Kitchen and Utility Room. There are three good sized Bedrooms, Shower Rooms and separate W.C. The large gardens are an undoubted feature with drive and Garage.

Maltby is served by an excellent compliment of shopping facilities and amenities and the property is located within 10 minutes drive of the M18 intersection.

PORCH

With double doors

ENTRANCE HALL

With radiator, side facing uPVC window and two under stairs storage cupboards

CLOAKROOM 4'7" x 4'11" (1.4 x 1.5)

With W.C. wash basin, radiator and uPVC opaque window

LOUNGE 13'10" x 13'2" (4.24 x 4.02)

Having two front facing uPVC windows, radiator and fireplace surround. Sliding doors open into the Dining Room

DINING ROOM 9'11" x 12'11" (3.04 x 3.96)

With radiator and sliding patio doors opening into the Conservatory

CONSERVATORY

UTILITY 8'2" x 11'9" (2.5 x 3.6)

KITCHEN 9'6" x 12'9" (2.9 x 3.9)

STUDY 6'6" x 9'3" (2 x 2.84)

With radiator and front facing uPVC window

LANDING

BEDROOM ONE 12'10" x 10'8" (3.92 x 3.27)

With fitted wardrobes to one wall, radiator and front facing uPVC window

BEDROOM TWO 12'11" x 11'7" (3.95 x 3.54)

With fitted wardrobes, radiator and rear facing uPVC window

BEDROOM THREE 9'10" x 9'10" (3.02 x 3)

With fitted wardrobe, radiator and front facing uPVC window

SHOWER ROOM 5'8" x 8'2" (1.74 x 2.5)

With shower cubicle and pedestal wash basin, heated towel rail and uPVC opaque window. Fitted Airing/linen cupboards

W/C 2'11" x 4'8" (0.9 x 1.43)

With W.C. and uPVC opaque window

GARAGE

OUTSIDE



The property occupies a substantial plot with lawned front garden and drive leading to the attached brick Garage. To the rear is a large garden with paved patio/seating area, timber shed and established shrubs and borders.

MATERIAL INFORMATION

Council Tax Band - D

Tenure - Freehold

Property Type - 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 - Drive 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>

We advise all clients to discuss the above points with a conveyancing solicitor.

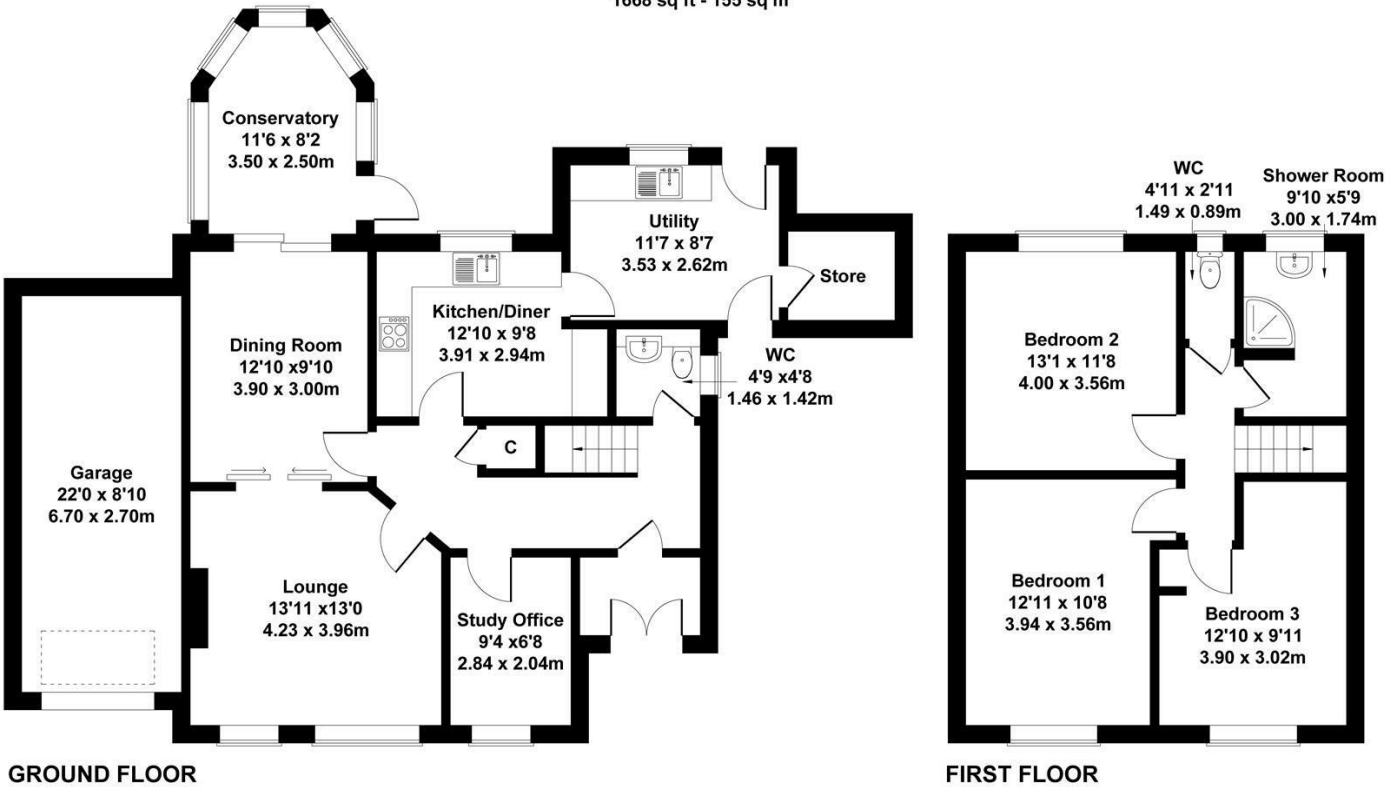
AGENT NOTES

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

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Approximate Gross Internal Area
1668 sq ft - 155 sq m



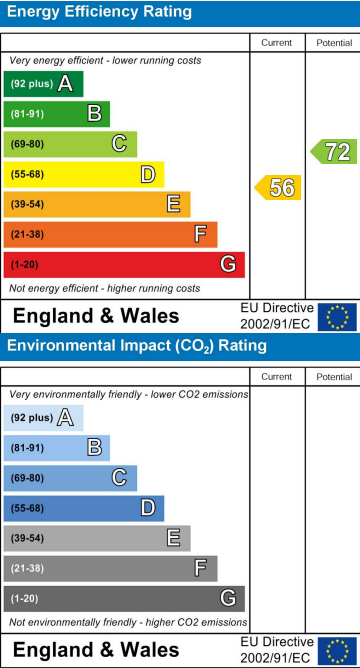
Floor plans are for identification purposes only. All measurements are approximate.

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

Energy Efficiency Graph



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