



62 Dale Road, Rawmarsh, Rotherham, S62 5AP

**Price Guide £200,000**

\*\*\*GUIDE PRICE £200,000- £210,000\*\*\*

A spacious three bedroom semi-detached house occupying a large corner plot, close to local Schools, shops and Rosehill Park. The property boasts gas central heating, uPVC double glazing and off-road parking.

The accommodation comprises: Entrance Hall with Cloaks Room, bay windowed Lounge, separate Dining Room, Kitchen, three Bedrooms and family Bathroom. Outside there are fenced gardens to three sides with hardstanding.

## ENTRANCE HALL



With composite front door, radiator and cupboard beneath the stairs

### **CLOAKS CUPBOARD 3'11" x 4'7" (1.19m x 1.40m)**

With 'Vaillant' gas combi boiler and 'porthole' uPVC window

### **LOUNGE 12'1" x 10'9" (3.7 x 3.3)**

The smaller measurement excluding the front facing uPVC bay window. Double panelled radiator

### **DINING ROOM 11'11" x 12'1" (3.65 x 3.7)**



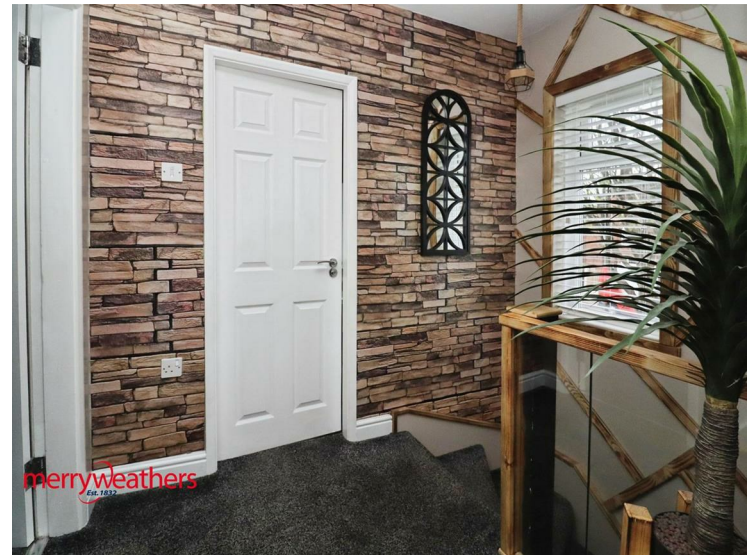
With double panelled radiator beneath the rear facing uPVC window

## KITCHEN 7'10" x 9'0" (2.4 x 2.75)



With fitted base and wall units and inset stainless steel sink beneath the side facing uPVC window. Cooker recess, space and plumbing for washing machine. Composite rear entrance door.

## LANDING



With uPVC side window

### **FRONT BEDROOM 12'0" x 13'1" (3.67 x 4)**



With radiator and uPVC window

### **REAR BEDROOM 12'0" x 10'0" (3.66 x 3.07)**

With radiator and uPVC window

## FRONT BEDROOM 7'10" x 9'10" (2.4 x 3)



With radiator, uPVC window and cupboard

## BATHROOM 7'10" x 6'5" (2.4 x 1.97)



With panelled bath and mixer tap shower and screen, close coupled W.C. and vanity wash basin. Heated towel rail and uPVC opaque window.

## OUTSIDE



The property occupies an enclosed, fenced corner plot with gardens to three sides and double gates opening onto a hardstanding providing car parking space.

## MATERIAL INFORMATION

Council Tax Band: A

Tenure: Freehold

Property Type: Semi detached house

Construction type Brick

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

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

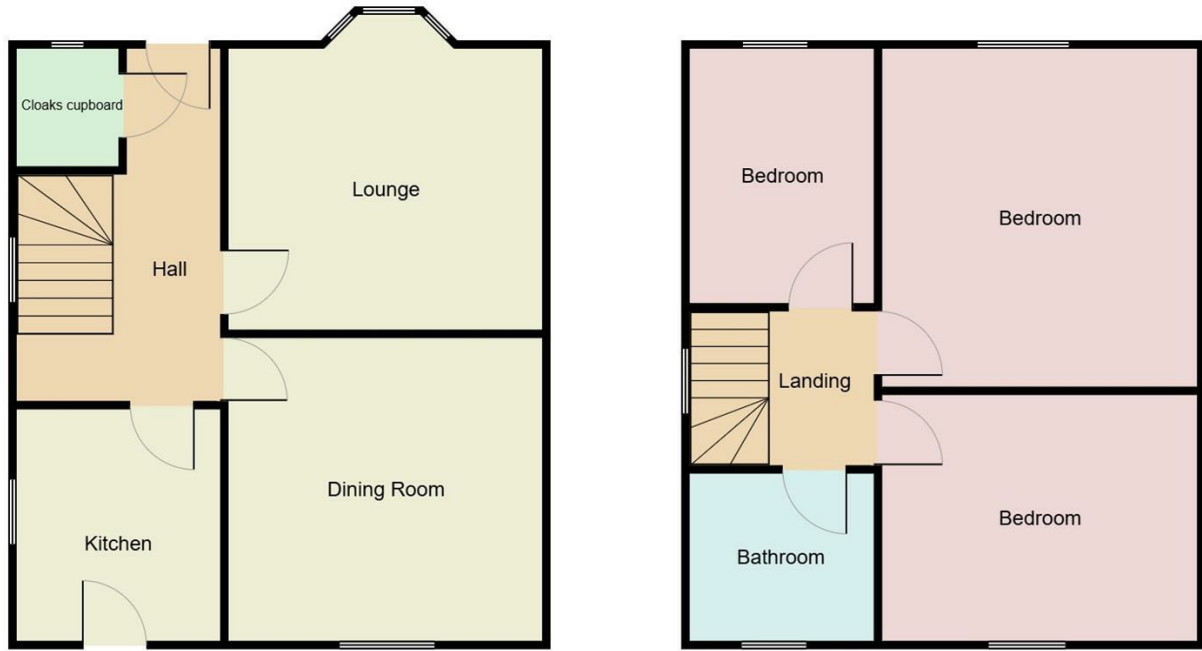
Coal mining area South Yorkshire is a mining area

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.

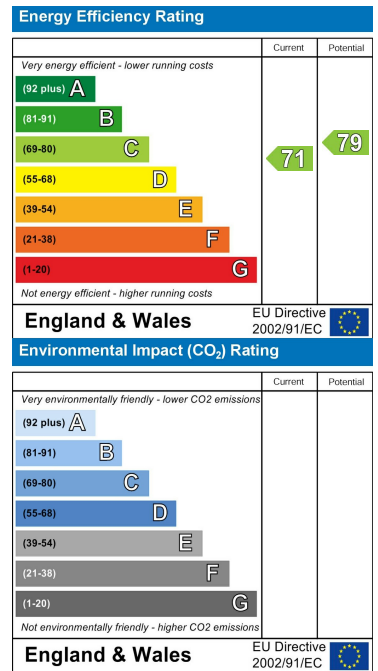
# Floor Plan



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

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