



5 Elderberry Close, Thorpe Hesley, Rotherham, South Yorkshire, S61 2NZ

**Price Guide £120,000**

GUIDE PRICE OF £120,000 TO £125,000. Situated on this most desirable estate is this ground floor two bedroom apartment which offers the opportunity to live in one of the most demanded areas of Rotherham.

With gas central heating, UPVC double glazing, security intercom, one allocated parking space and kitchen with integrated appliances.

## **Communal Entrance Hallway**

## **Private Entrance Hallway**

With central heating radiator, intercom phone and built-in store cupboard.

## **Lounge/Dining Room**

With front and side facing double glazed windows, two central heating radiators and television point. French style doors connect through to the:-

## **Kitchen**

Set beneath the side facing double glazed window are roll edge work surfaces incorporating a stainless steel sink unit with mixer tap, together with a stainless steel Zanussi gas hob with split-level Zanussi electric oven and above the hob is a concealed extractor hood. The kitchen is fitted with a range of modern white fronted wall, base and drawer units with integral washing machine and a free-standing dishwasher. Concealed wall mounted boiler supplies the hot water and central heating systems.

## **Bedroom One**

Front facing double glazed window, central heating radiator and television point.

## **Bedroom Two**

With front facing double glazed window and central heating radiator.

## **Bathroom**

Fitted with a modern white three-piece comprising panel bath with overhead mixer shower and side screen, low level w.c. and pedestal wash hand basin. There is tiling to the bath area, central heating radiator and extractor fan.

## **Outside**

There is one designated parking space and communal lawned gardens.

## **Material Information**

Council Tax Band A

Tenure Leasehold - Ground rent £150 per annum and service charge £1,256.67 per annum

Property Type Apartment

Construction type Brick/stone

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 Allocated Space

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

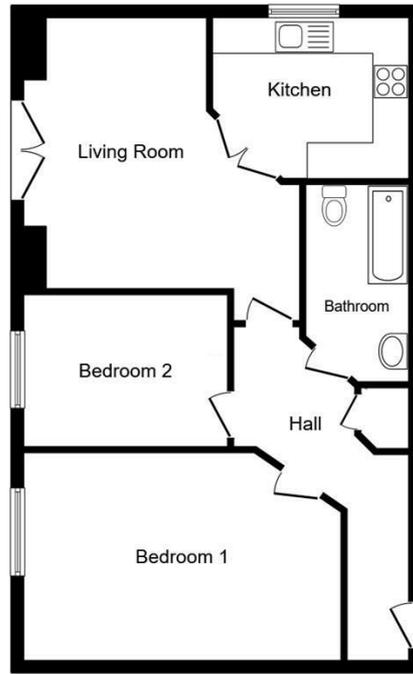
Accessibility features N/A

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>

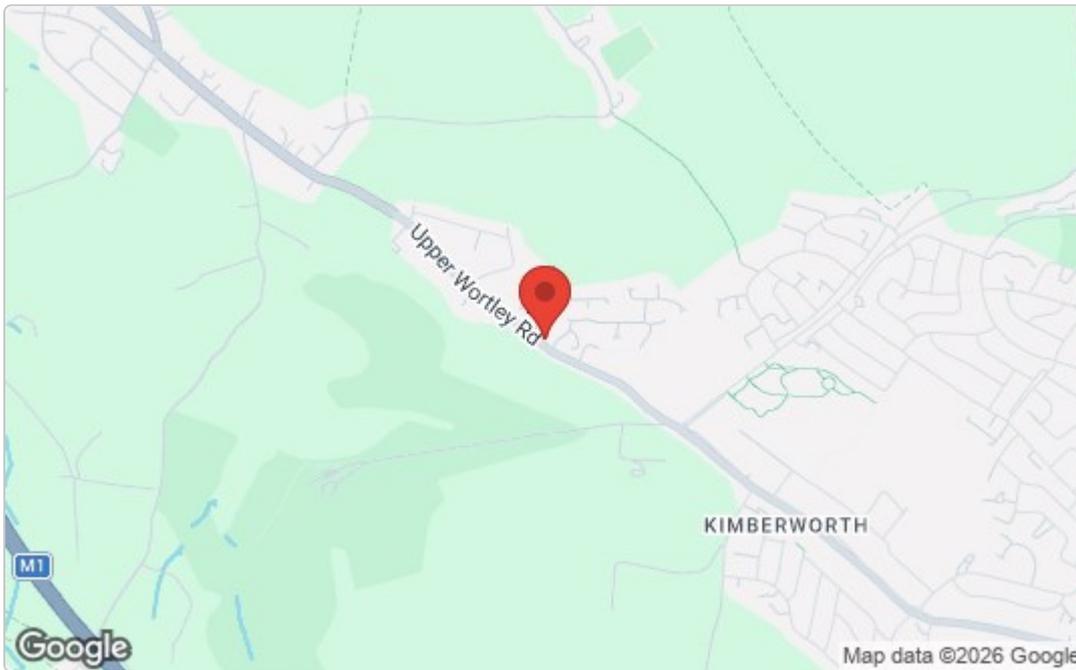
## Floor Plan



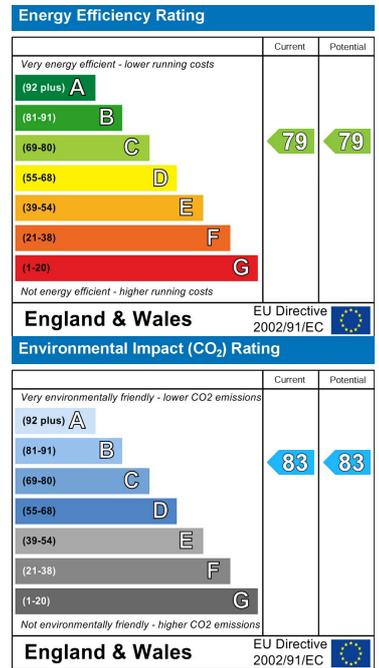
Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

