



19 Selwood Flats Doncaster Road, Rotherham, S65 2BW

**Asking Price £60,000**

Offered for sale with NO FORWARD CHAIN is this one bedroom flat situated in this popular location overlooking Clifton Park. Situated near local amenities and local transport routes this is an ideal purchase for a variety of buyers.

### Communal Access

Property is accessed via a communal entry system.

### Entrance Door

Property is accessed via a hardwood door.

### Lounge 12'0" x 10'11" (3.68 x 3.34)



Having a double glazed window and electric wall heater.

### Kitchen 9'0" x 5'5" (2.76 x 1.66)



Having a range of wall and base units with electric hob and oven, sink unit, space for fridge freezer and washing machine. With window.

### Bathroom



Having a bathroom with electric shower, hand wash basin and low flush w.c and part tiled.

### Bedroom 8'11" x 8'3" (2.73 x 2.53)

Having an electric wall heater.

### Material Information

Council Tax Band A

Tenure Leasehold

Property Type Flat

Construction type Brick built

Heating Type Electric Heating

Water Supply Mains water supply

Sewage Mains drainage

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 Parking

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

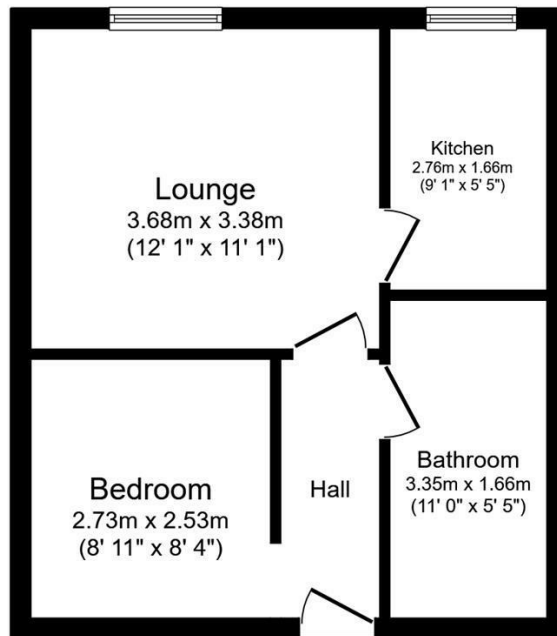
Accessibility features N/A

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



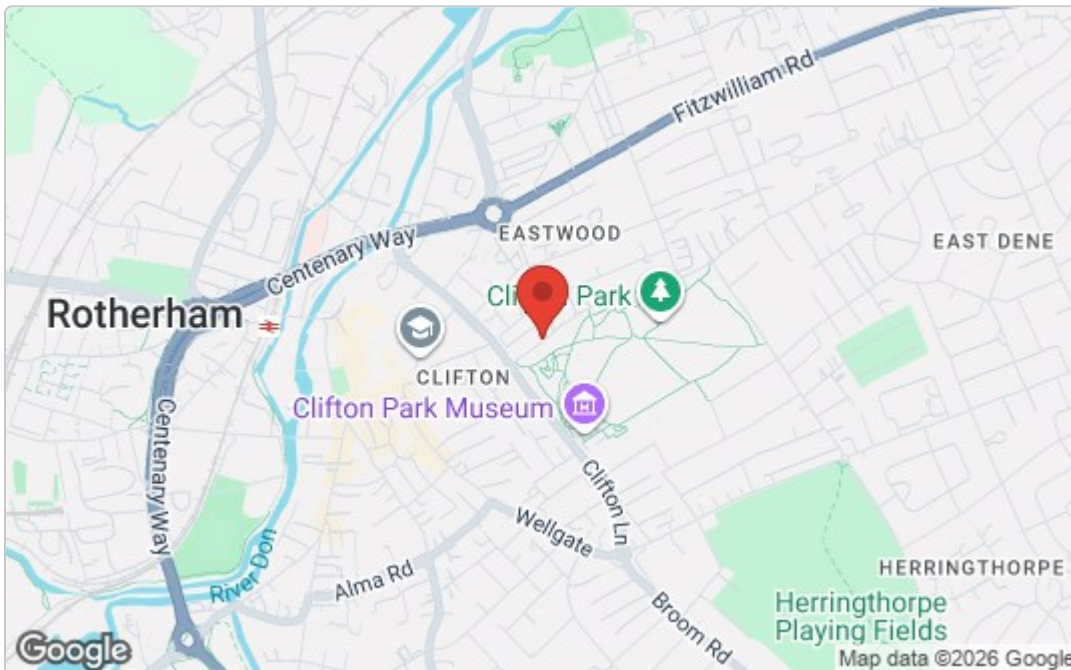
Floor Plan

Floor area 33.8 sq.m. (364 sq.ft.)

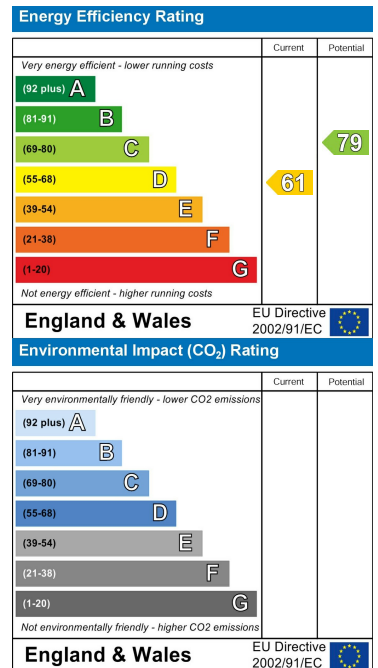
Total floor area: 33.8 sq.m. (364 sq.ft.)

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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