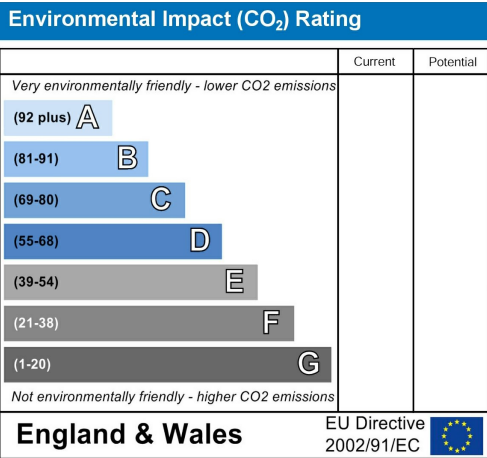
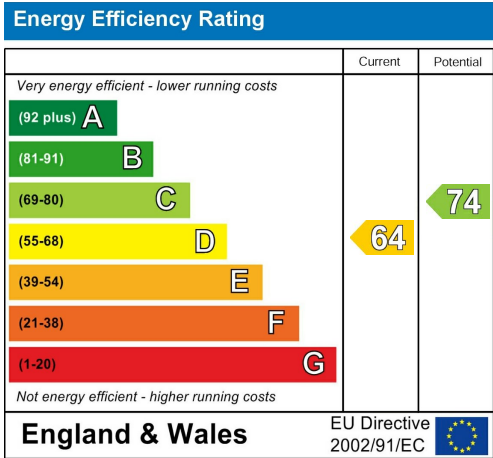


Energy Efficiency Graph



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.



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119 Yarwell Drive, Maltby, Rotherham,
S66 8RH

Offers Around £135,000

Key Points

Offered with no vendor chain is this two bedroomed end town house, comprising of fitted kitchen, spacious lounge with patio doors to rear, two bedrooms and bathroom suite. Front and rear gardens. Ideal for first time buyer or investors. Cul de sac location within a popular suburb of Maltby. Close proximity to local shops, Schools, bus routes and transport networks.

- TWO BEDROOMED END TOWN HOUSE
- FITTED KITCHEN
- BATHROOM SUITE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- NO VENDOR CHAIN
- PATIO DOORS TO LOUNGE

About This Property

Entrance

A front facing wood entrance door with glazed insert provides access to the hallway

Hallway

With gas central heating radiator, stairs rise to first floor, door opens to kitchen

Kitchen 10'2" x 8'9" (3.12m x 2.67m)

Fitted with wall and base units, incorporating built in electric oven, gas hob and extractor fan. Work surfaces, stainless steel sink and drainer. Tiled splashbacks. Plumbing and space for washing machine and space for fridge/ freezer. Front UPVC window, gas central heating radiator and under stairs storage cupboard.

Lounge 15'3 x 11'9 (4.65m x 3.58m)

With rear facing UPVC double glazed patio doors leading to rear garden, feature fireplace with gas fire. Gas central heating radiator.

First Floor

First Floor Landing with loft hatch, bedrooms and bathroom access.

Bedroom One 8'10 x 7'11 (2.69m x 2.41m)

With front facing UPVC double glazed window, gas central heating radiator, built-in wardrobe to one wall. Built in airing cupboard which houses the central heating boiler.

Bedroom Two 11'8 x 10'5 (3.56m x 3.18m)

Rear facing UPVC window. Gas central heating radiator.

Bathroom 6'10 x 5'5 (2.08m x 1.65m)

With white three piece suite, comprising of bath with mixer shower and screening. Wash hand basin and low flush W.C. Gas central heating radiator. Tiled flooring.

Outside

With front lawned garden, entrance door has canopy, side footpath leads to rear with rear gate which opens to rear lawned garden with fencing. Patio area and outside store.

Material Information

Council Tax Band A

Tenure Freehold

Property Type : TWO BEDROOMED END TOWN HOUSE.

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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: NONE

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

<https://www.groundstability.com/public/web/home.xhtml>

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

