



Progress Drive, Bramley Rotherham S66 1TT

welcome to

Progress Drive, Bramley Rotherham

FIRST STEP ON THE LADDER - Situated in this extremely sought after village & being well placed for local amenities, schools, transport & motorway links is this excellent semi detached. Offering well presented accommodation through-out & off street parking and garage - VIEWING'S ARE A MUST!



Entrance Hall

Having a front facing double glazed door & radiator.

Lounge

Having a front facing double glazed window, radiator & electric fireplace along with a built in storage cupboard.

Dining Room

Having a rear facing double glazed window & door & radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, double oven & extractor fan with worktops housing the sink & drainer. There is also space for a fridge/freezer & washing machine. Having a rear facing double glazed window.

Conservatory

Having side facing double glazed windows & rear facing French doors.

Landing

Providing access to the partly boarded out loft.

Bedroom One

Having a front facing double glazed window & radiator.

Bedroom Two

Having a rear facing double glazed window & radiator.

Bedroom Three

Having a front facing double glazed window & radiator.

Bathroom

Fitted with a bath & shower over, a hand wash basin & WC. Having a rear facing double glazed window, spotlights & heated towel rail.

Outside

To the front of the property is a lawned garden &

driveway providing off road parking.

To the rear is an enclosed lawned garden & patio.



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Progress Drive, Bramley Rotherham

- Three bedroom semi detached property with Conservatory
- Perfect purchase for the FTB/young families
- Well presented accommodation. Extremely sought after location
- Front & rear gardens
- Drive & garage providing off road parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

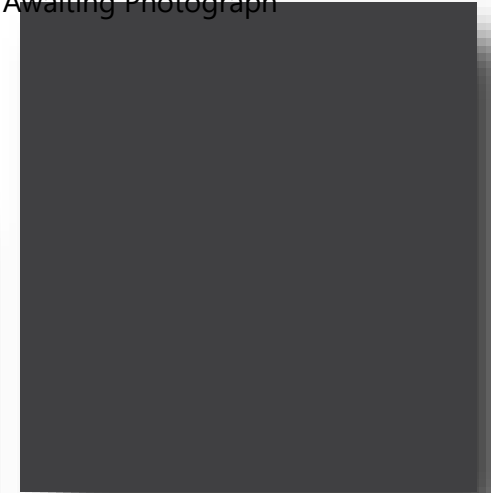
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117557 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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