



Goosebutt Street, Parkgate Rotherham S62 6AQ

welcome to

Goosebutt Street, Parkgate Rotherham

GOOSE GOOD TO MISS - A well-presented two-bedroom mid-terraced home offering two reception rooms, an enclosed rear garden and excellent access to local amenities and transport links. Perfect for first-time buyers or investors. ARRANGE YOUR VIEWING TODAY!!!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Lounge

A bright and welcoming reception room featuring neutral décor, a front facing double glazed window providing plenty of natural light, and a door to the front entrance. Ideal for relaxing and entertaining.

Dining Room

A spacious second reception room featuring a rear facing double glazed window, a central heating radiator and a useful under stairs storage cupboard, providing practical additional storage space.

Kitchen

Fitted with a range of wall and base units incorporating a sink and drainer, with space for a washing machine. Having a rear facing double glazed window and door providing access to the garden, whilst also being home to the boiler.

Bedroom One

A spacious double bedroom featuring a front facing double glazed window allowing for plenty of natural light, alongside a central heating radiator.

Bedroom Two

A well-proportioned second bedroom featuring a rear facing double glazed window, a central heating radiator and a useful built-in storage cupboard.

Bathroom

Fitted with a shower cubicle, hand wash basin and WC. Having a rear facing double glazed window, extractor fan and spotlights, creating a bright and practical space.

Outside

To the rear, the property boasts a well-maintained

enclosed lawned garden, providing a pleasant outdoor space to relax, entertain or enjoy with family and friends.



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welcome to

Goosebutt Street, Parkgate Rotherham

- Two Bedroom Mid-Terraced Property - Two Spacious Reception Rooms
- Well Presented Throughout - Move-In Ready Accommodation
- Ideal First-Time Buyer Home
- Enclosed rear garden - well maintained
- Close to Local Amenities & Excellent Transport Links Nearby

Tenure: Freehold EPC Rating: D
Council Tax Band: A



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117546 - 0002

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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