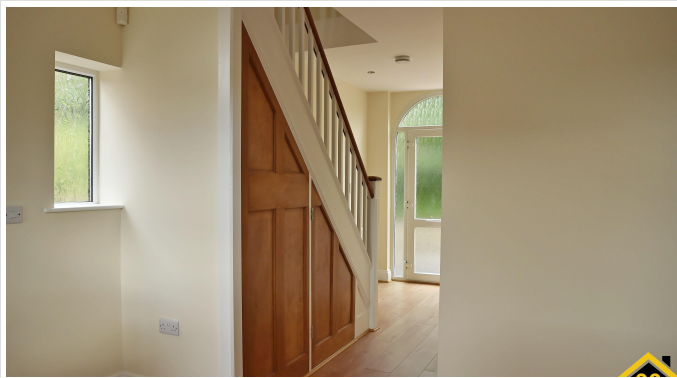


3 Bed Semi-Detached In Bramley , Rotherham, S66 2RU

£1,195 Monthly



SHORT DESCRIPTION

Property Ref: 13651 Council Tax:C Available NOW this attractive three bedroom semi-detached house has been FULLY REFURBISHED with high quality modern fixtures and fittings throughout. Located in a sought after Bramley location within easy

reach of Wickersley Comprehensive School this makes an ideal family home. The house comes with a bay windowed lounge, a superb open plan Kitchen / diner with breakfast bar and French doors leading onto the large rear garden Two generous sized bedrooms plus a third single bedroom. Gas fired central heating, double glazed throughout, Sky Q enabled (not tested) and an alarm. Entrance Hall Bright and spacious hallway.with laminate flooring and stairs rising to the first floor and useful under stairs storage cupboard. Kitchen/Diner Modern white gloss kitchen units with integrated electric oven, ceramic hob with extractor hood above and stylish glass splash back. Space for dishwasher and washer/dryer. Laminate flooring and french doors opening out to the patio The focal point of this room is the exposed brick chimney breast.. Separate Lounge Carpeted with bay window. Bathroom Large family bathroom with white four piece suite comprising WC, hand wash basin, bath and separate corner shower cubicle with thermostatic shower. There is a heated towel radiator and cushion flooring. Exterior & Gardens Front - driveway with plentiful off street parking and raised lawn. Rear -paved patio area and spacious lawned garden enclosed by fencing. Outside tap and electric socket. Church Lane is conveniently situated for supermarkets, convenience stores and bus routes serving Rotherham Town Centre Local Junior and Infant Schools are within walking distance. Excellent transport links with M1/A1/M18 motorways can be easily reached...



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

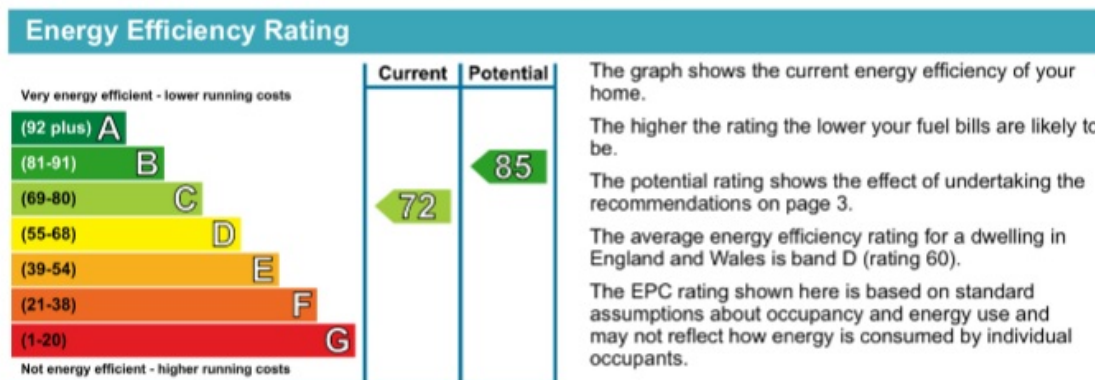
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Over 3 years you could save			£ 219
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	
Heating	£ 1,602 over 3 years	£ 1,473 over 3 years	
Hot Water	£ 300 over 3 years	£ 210 over 3 years	
Totals	£ 2,088	£ 1,869	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



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