

41 88 Henley Grove Road, Rotherham S61 1RY**GUIDE PRICE: £40,000-£45,000****VACANT HOUSE**

- **Modernised inner terrace**
- **Gas central heating and uPVC double glazing**
- **Two first floor bedrooms and good size bathroom**
- **Converted attic with triple Velux windows**
- **Two reception rooms and off-shot kitchen**
- **Previously let at £4,500 per annum**
- **Requires some upgrading**

Ground Floor

Side Entrance Lobby
 Sitting Room 3.71m x 3.96m
 Dining Room 4.08m x 3.61m
 Kitchen 2.87m x 1.79m

Basement

Cellar

First Floor

Landing
 Airing Cupboard
 Front Bedroom One 3.70m x 3.38m
 Rear Bedroom Two 2.70m x 3.18m
 with built-in wardrobes
 Bathroom/WC with white suite and
 separate shower cubicle

Second Floor

Attic Bedroom 4.54m into the eaves
 with triple Velux windows and
 storage space

Outside

Paved rear garden area and store

EPC Rating F

The full Energy Performance
 Certificate is available via our
 website

JOINT AUCTIONEERS Hills
 Estate Agents, 31 Mansfield Road,
 Rotherham S60 2DR)



SOLICITORS Parker Rhodes
 Hickmotts, 22 Moorgate Street,
 Rotherham S60 2DA (Ref: Paula
 Gregory)

VIEWING Tuesdays 3, 10 & 17
 February at 10am prompt.

