

14 96 James Street, Rotherham, South Yorkshire S60 1LA

GUIDE PRICE £65,000+*

VACANT HOUSE

- Much larger than average 4 bed end terrace
- 2 storey extension to the rear
- Previously let at £600pcm - £7,200pa
- uPVC windows and gas central heating
- Cul de sac location with enclosed rear garden
- 2 reception rooms & large dining kitchen
- 2 first floor bedrooms & bathroom - further 2 attic bedrooms

Ground Floor

Sitting Room 4.31m x 3.51m
 Living/Dining Room 3.66m x 3.53m
 Extended Dining Kitchen 5.21m x 3.51m

Basement

Cellar - approach by trap door

First Floor

Landing
 Front Bedroom One 3.44m x 2.31m

Extended Rear Bedroom Two 6.06m x 1.65m opening to 3.47m
 Bathroom/WC 3.06m x 1.57m with white suite

Second Floor

Landing
 Front Bedroom Three 3.49m x 2.02m
 Rear Bedroom Four 4.28m x 2.31m with Dormer Window & far reaching views

Outside

Rear enclosed garden area

EPC Rating E

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
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SOLICITORS

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