

2 Bed Detached In France Street Parkgate, Rotherham, S62 6BL £38,750





SHORT DESCRIPTION

Property Ref: 16311 We are pleased to present an exceptional Detached house located at France Street, Rotherham, S62. This wonderful residence boasts 2 bedrooms, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Front Garden, Rear Garden, Patio and off-street parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. It benefits from a wide range of nearby amenities, including major retail parks, supermarkets, high-street shops, cafes and everyday services within a short distance. The area is well served by local primary and secondary schools as well as nursery and childcare options, making it practical for families. Transport links are strong, with regular bus routes and the Parkgate park-and-ride tram-train service providing convenient connections to Rotherham town centre, Meadowhall and Sheffield. Road access to surrounding areas is straightforward, making commuting and shopping trips easy. Overall, the property is well located for shopping, schooling and transport, with both local convenience and larger regional links close at hand. Property Type: Detached house Full selling price: £155000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £38750.00 Monthly rent based on 25% share: £186.57 Remaining lease (In Years): 156 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £264.96 Council tax band: A EPC rating: C Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied

2

Bed Room(s)

1

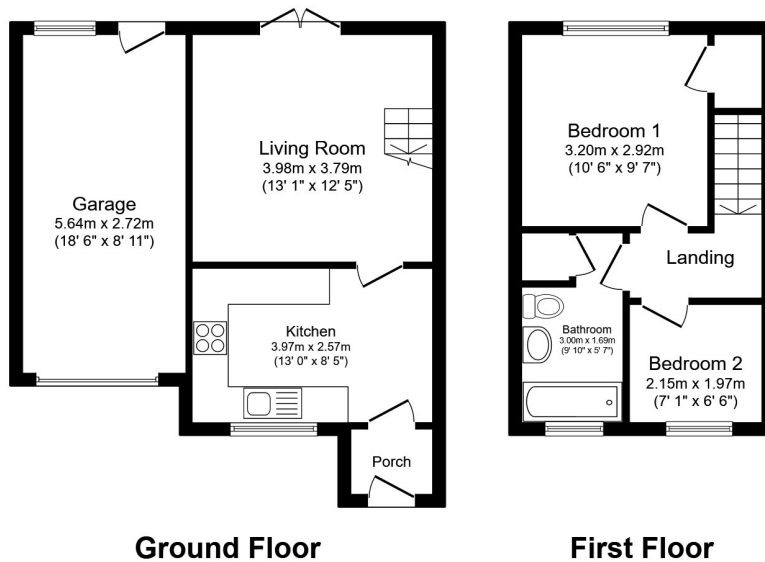
Bath Room(s)

1

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.



Total floor area 69.2 sq.m. (745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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