



## 2 bed apartment to buy in S61

Studmoor Road, Rotherham, South  
Yorkshire, S61 3BH

**£70,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

## Property features

- ✓ FOR SALE VIA ONLINE AUCTION - TERMS AND CONDITIONS APPLY
- ✓ Benefits from recent
- ✓ Location easily accessible of thorp hesley & M1 motorway
- ✓ Spacious & large
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Two Bedroom Specious Flat, offered with no chain and vacant occupancy, located on the first floor and situated within an attractive location opposite woods.

The Property features an entrance hallway, with intercom access, which leads to a large living area that has ample light flooding in full height PVC frames, enabling access to the balcony with views overlooking the large front green common.

There are Two large Bedrooms all benefitting from a recent refurbishment, and an equally large Kitchen area with golden oak coloured fitted high and low wall units, single stainless steel sink and mixer, silver range gas cooker, with extractor and access to the rear facing balcony overlooking the rear woodlands and vehicle parking areas.

The Bathroom consists of new full wall PVC panels, a white bath suite, with bath, wash basin with vanity unit, top flush w/c.and large heated silver towel radiator. The flat benefits from PVC double glazing and a combi central heating boiler system, with wall mounted radiators.

The flat has also benefitted from a recent refurbishment with new doors and neutral white painted walls throughout. Located within easy access of local shops and amenities, Golf Course, A629 - to Thorp Hesley Interchange & M1 Motorways.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 83

Annual Ground Rent Amount: £10.00

Price: Starting Bid £70,000

Property Type: Apartment

Parking: Communal

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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