





Westfield Road,Parkgate Rotherham S62 6EY

william
h brown

welcome to

Westfield Road, Parkgate Rotherham

GO WEST - THIS IS YOUR DESTINY– A Charming Detached Bungalow offering comfortable living, tucked away in a sought-after Location. With a drive, garage and private rear garden this property really must be viewed. CALL TODAY













Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall
Entering through a side-facing double glazed door, the hallway features two useful storage cupboards, two central heating radiators, and a loft hatch providing access to additional loft storage.

Lounge
Situated to the front of the property is a generously sized lounge, featuring a front-facing double glazed window enjoying attractive field views, along with a gas central heating radiator.

Kitchen
The modern fitted kitchen boasts a range of wall and base units incorporating an oven, hob, and extractor fan. Additional integrated appliances include a fridge and freezer, dishwasher, and washing machine. The kitchen also benefits from a sink and drainer, a side-facing double glazed window, a gas central heating radiator, and ceiling spotlights.

Dining Room
Leading from the kitchen is the dining room, which enjoys attractive field views through a front-facing double glazed bow window and benefits from a gas central heating radiator.

Bedroom One
Positioned to the rear of the home, the generous master bedroom enjoys pleasant garden views through a rear-facing double glazed window. The room further benefits from fitted wardrobes and a gas central heating radiator.

Bedroom Two
Also enjoying pleasant garden views through a rear-facing double glazed window, Bedroom Two benefits from fitted wardrobes and a gas central heating radiator.

Bathroom
The immaculate four-piece family bathroom comprises a large freestanding bath, a separate walk-in shower cubicle, low flush WC, and wash hand basin. The room further benefits from a side-facing double glazed window and a heated towel rail.

Outside
To the front of the home is a well-maintained courtyard garden, featuring a patio area, lawn, and enclosed fencing. The property also benefits from a driveway providing off-road parking for up to 2/3 vehicles, along with an attached garage situated beneath the property, complete with an electric roller door.

To the rear is a private and enclosed garden, enjoying a lawned area, patio seating space, and a mature cherry tree. The garden also benefits from useful bin storage.

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Westfield Road, Parkgate Rotherham

- Bungalow
- Two bedrooms
- Garage
- Rear garden
- Delightful location

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£230,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
RTF117677 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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