





Scrooby Street,Greasborough Rotherham S61 4PH

william h brown

welcome to

Scrooby Street, Greasborough Rotherham

MORE THAN MEETS THE EYE! With space and character in abundance this charming three bedroom end cottage is waiting for you to make it your own! With parking and a garage to the rear this one is not to be missed! CALL TODAY TO VIEW













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."

Lounge
Entering the property through the lounge we have a front facing double glazed door and window, radiator and gas feature fireplace.

Dining Room
The dining room has a rear facing double glazed window and a feature log burner giving the cottage a cosy feel.

Kitchen
The kitchen has a range of stylish wall and base units, fitted oven, hob and extractor fan, plumbing for a washing machine and a sink and drainer. There is also a separate storage cupboard and radiator. The kitchen has a rear facing double glazed door and window leading to the garden.

Landing
With access to the loft via loft hatch

Bedroom One
The master bedroom has a built in storage cupboard, radiator and a rear facing double glazed window with views over fields.

Bedroom Two
With a front facing double glazed window and radiator.

Bedroom Three
With a rear facing double glazed window, radiator and views over fields.

Bathroom
The family bathroom features a WC, wash hand basin, free standing bath, heated towel rail and a side facing double glazed window.

Outside
To the side of the property is a wooden security gate giving access to off street parking, with an additional storage building and a detached garage.

To the rear of the property is a good size lawn, patio, a separate vegetable patch and summer house, enclosed with fencing.

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Scrooby Street, Greasborough Rotherham

- Three bedrooms
- Stone built cottage
- Parking
- Garage
- Good size rear garden

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

£158,995









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
RTF117731 - 0003

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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