

Leasehold

Asking Price: £110,000

Nidderdale Place, Sunnyside,
Rotherham, South Yorkshire, S66



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ATTENTION INVESTORS! MODERN AND ROOMY TWO BEDROOM FLAT, CONVENIENT CUL DE SAC LOCATION, FRONT GARDEN AND OFF ROAD PARKING, NO ONWARD CHAIN!

Within this ever popular and convenient location a surprisingly roomy two bedroom first floor flat which offers an ideal investment opportunity with strong rental yield. Including gas central heating and double glazing along with open plan front garden area and off road parking this lovely flat is within easy reach of local amenities and short drive to the M18/M1 motorway. The well appointed accommodation comprises ground floor entrance lobby, lounge, dining room, breakfast kitchen, two bedrooms and bathroom. Definitely worth a look!

Ground Floor Entrance Lobby With double glazed front door and stairs rising to the first floor.

Breakfast Kitchen 4.75 x 2.50. With a range of fitted units with breakfast bar, worktops, one and a half bowl sink with mixer tap and tiling to the sink and worktop area. Two rear windows, concealed gas boiler, plumbing for washer and cooking facilities of gas hob with extractor and electric oven.

Dining Room 2.67 x 2.01. With archway to lounge.

Lounge 4.82 x 3.51. With front window, overstairs storage and focal fire surround with marble inlay and hearth and inset electric fire.

Bedroom One 5.73 x 2.69. (Maximum measurements)
With rear window and wardrobe.

Bedroom Two 3.97 x 3.12. (Maximum measurements)
With front window.

Bathroom 2.04 x 1.94. With white suite comprising a WC, wash basin and shower enclosure with electric shower. Vinyl floor, full wall tiling and extractor fan.

Outside Open plan lawn to the front with allocated off road parking area adjacent to the allocated area of number 19.

NOTE ON LEASE The current lease expires in 2079. Some lenders will consider this too short a period and we would urge any prospective purchasers to may the necessary enquiries with their proposed lender.



- Popular and convenient location
- Two bedroom first floor flat
- Central heating and double glazing
- Separate lounge and dining room
- Strong rental yield
- Off road parking
- No onward chain

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Total area: approx. 77.4 sq. metres (832.7 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.