



2 Peak Close, Woodlaithes Village, Rotherham, South Yorkshire, S66 3XD

Asking Price £90,000

GUIDE PRICE £90,000 - £95,000. This well presented first floor apartment placed within this popular and well regarded development with electric storage heaters, double glazing and garage providing off road parking. The accommodation briefly comprises of an entrance hall, open plan lounge/kitchen, bedroom and a bathroom. Offered with NO CHAIN.

Entrance Hallway

With entrance door to communal areas, airing cupboard housing the hot water system, loft access, entry telephone, intercom system and doors lead through to:-

Lounge/Dining Room 16'7" x 15'7" (5.08 x 4.77)



Having two electric storage heaters, two front facing double glazed windows, coving to the ceiling. The room opens to the Kitchen.

Kitchen 7'4" x 6'8" (2.24 x 2.04)



Fitted with a range of wall mounted and base level units, with roll edge work surfaces incorporating a 1½ bowl sink unit with mixer tap, integrated four ring electric hob and oven, fridge/freezer and washing machine.

Bedroom 16'0" x 9'11" (4.89 x 3.04)



Electric storage heater and front facing double glazed window.

Bathroom



Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, low flush WC, partial tiling to walls, spotlights to ceiling and electric heated towel rail.

Outside

Having a garage with a roller shutter door.

Material Information

Material information

Council Tax Band A

Tenure Leasehold

Property Type Apartment

Construction type Brick built

Heating Type Electric Storage

Water Supply Mains water supply

Sewage Mains drainage

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and

mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

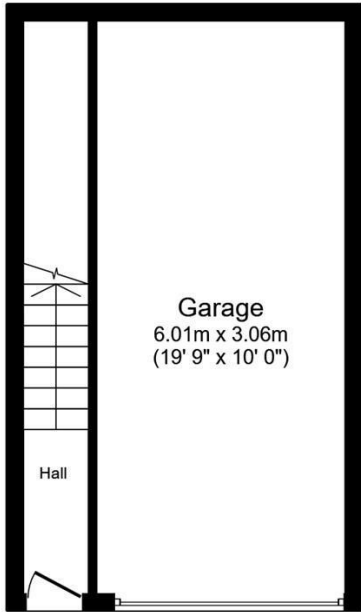
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

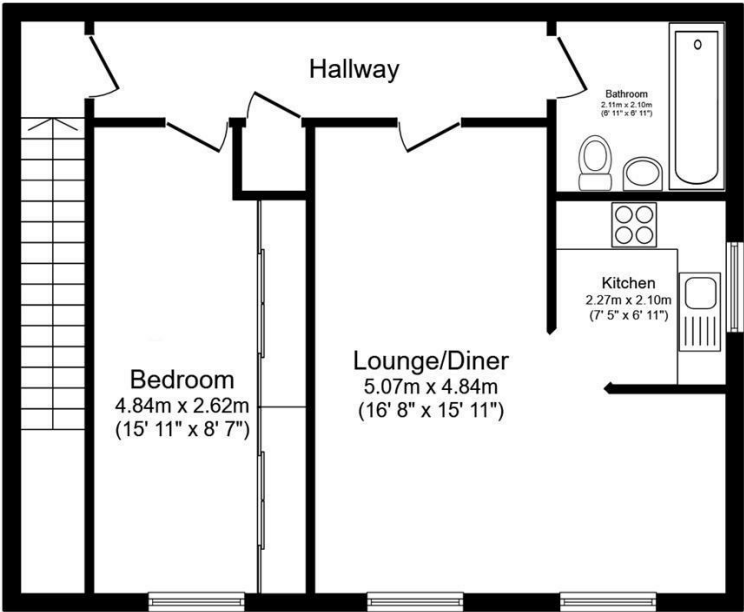
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



Ground Floor
Floor area 27.9 sq.m. (301 sq.ft.)



First Floor
Floor area 61.3 sq.m. (659 sq.ft.)

Total floor area: 89.2 sq.m. (960 sq.ft.)

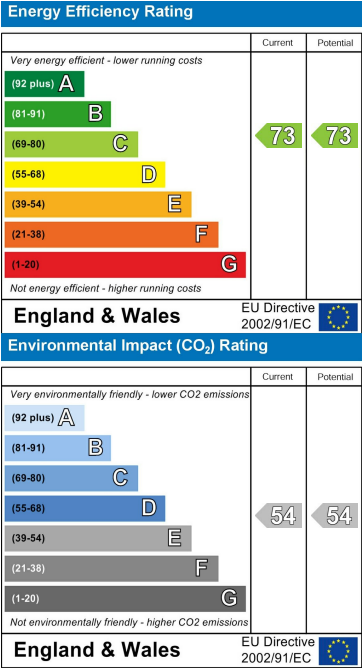
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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