

Leasehold

Asking Price: £150,000

Parkside Way, Waverley, Rotherham,
South Yorkshire, S60



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IMMACULATE FIRST FLOOR APARTMENT, AVAILABLE AT 20% DISCOUNT FROM MARKET VALUE, CONTEMPORARY FITTINGS THROUGHOUT, OPEN PLAN LIVING, TWO BEDROOMS, TWO BATHROOMS AND ALLOCATED PARKING.

Available with 20% discount from market value (£188,000) on the Barratt Homes Step Up Scheme an immaculately presented two bedroom, two bathroom, first floor apartment. Including gas heating to radiators and UPVC double glazing. This lovely starter home is located on the ever popular Waverley development that is conveniently placed to be within easy reach of both Sheffield and Rotherham centres, Catcliffe Retail Park, the Parkway and the M1 motorway network. The accommodation briefly comprises an entrance hallway, utility cupboard, open plan living/kitchen, master bedroom with en-suite shower room, second bedroom and a bathroom. Outside, there is an allocated parking space along with visitor parking. Viewing is a must! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall Having an entrance door, radiator and a utility cupboard that has plumbing for a washing machine and houses the central heating boiler. Doors open to the open plan living area, bedrooms and bathroom.

Open Plan Living Room 6.97 x 3.47. A light and spacious room that is fitted with a range of wall mounted and base level units in a high gloss finish with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over along with space for a fridge freezer. Having front and rear facing UPVC double glazed windows and two radiators.

Master Bedroom 3.18 x 2.70. Having a fitted wardrobe, UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.23 x 1.47. Fitted with a white suite comprising a shower enclosure, low flush WC and a wash hand basin. Having tiling to splashback height, extractor fan and a heated chrome towel rail.

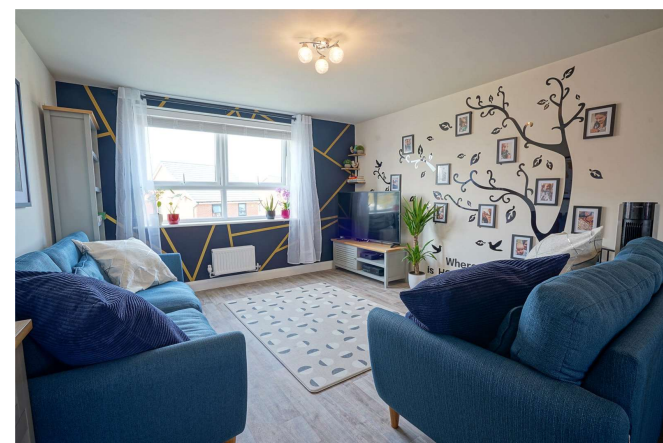
Bedroom 2 3.20 x 2.64. (The latter measurement increases to 3.24) UPVC double glazed window and a radiator.

Bathroom 2.14 x 1.99. Fitted with a white suite comprising a panelled bath, low flush WC and a wash hand basin. Having tiling to splashback height, UPVC double glazed window and a heated chrome towel rail.

Outside There is an allocated parking space along with visitor parking.

NOTES ON STEP UP SCHEME This scheme is designed for first time buyers to purchase at a 20% discount from market value (currently £188,000)

Should a new buyer sell the apartment at a later date then the same discount will need to be applied to whatever the agreed selling price is at that time.



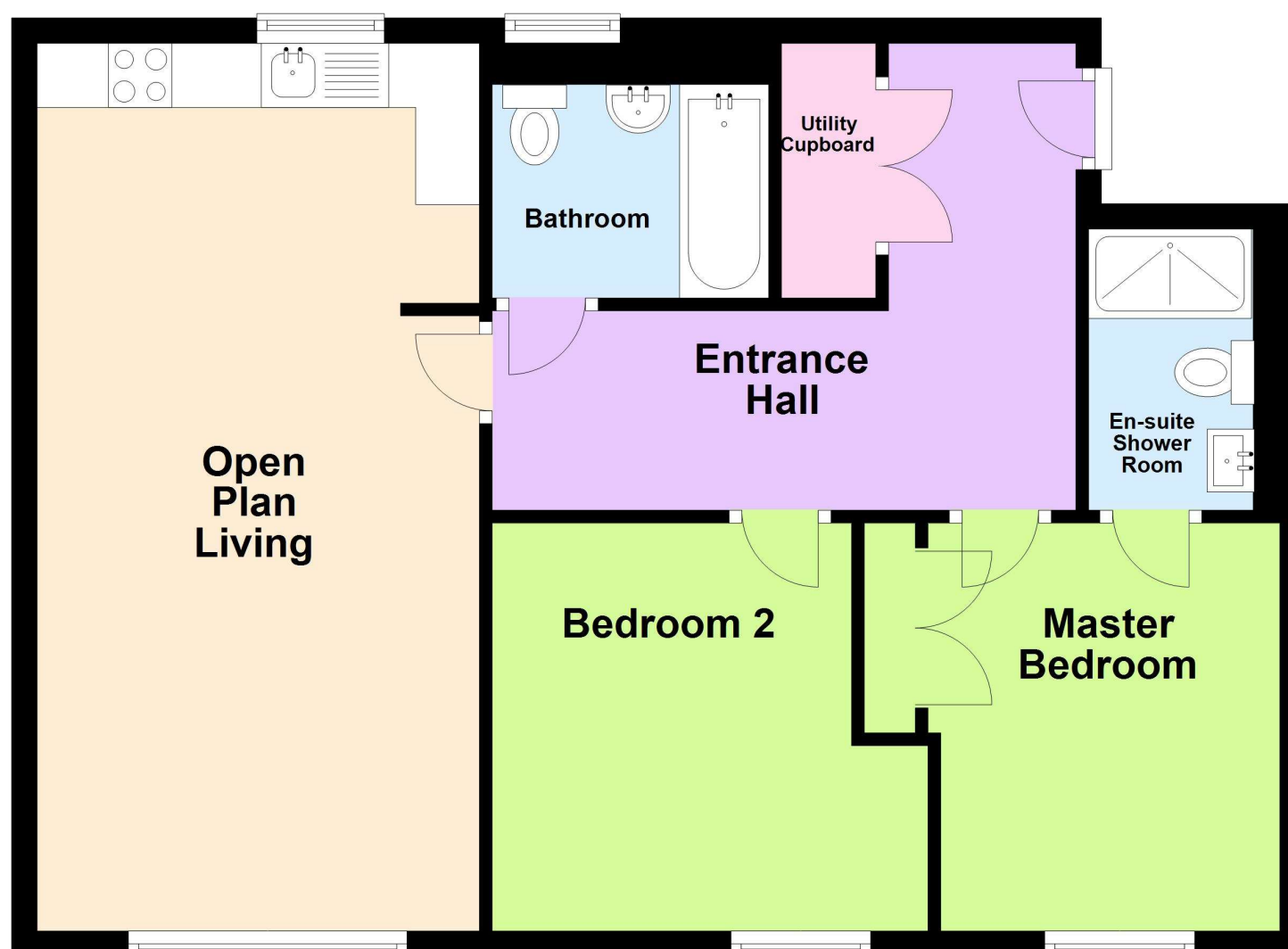
- Two bedroom, two bathroom apartment
- Sought after location
- Perfectly placed for the commuter
- Master bedroom with en-suite
- Allocated parking
- Open plan living
- Beautifully presented
- A must view!

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.

Ground Floor

Approx. 65.6 sq. metres (706.0 sq. feet)



Total area: approx. 65.6 sq. metres (706.0 sq. feet)

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