

Leasehold

Asking Price: £145,000

Bramley Grange Way, Bramley,  
Rotherham, South Yorkshire, S66



LINCOLN RALPH



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)



# Bramley Grange Way, Bramley, Rotherham, South Yorkshire, S66

## FIRST TIMERS AND INVESTORS TAKE NOTE! TWO BEDROOM END TOWN HOUSE, GOOD RENTAL YIELD, POTENTIAL TO REMODEL, VIEWS TO FIELDS AT THE REAR, NO ONWARD CHAIN!

Within this ever popular cul de sac location a two bedroom end town house potentially of interest to both first time buyers and investors. With scope to remodel this modern home has an enviable position overlooking fields at the rear along with gas central heating, double glazing to windows and allocated parking to the adjacent parking court. Entrance lobby, lounge, dining kitchen and porch to the ground floor with two first floor bedrooms and bathroom. Gardens to front and rear and easy access to shopping amenities and the M18/M1 making this an ideally placed home!

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

**Lounge** 4.32 x . 317. With front window and laminate floor.

**Dining Kitchen** 4.13 x 2.74. With a range of gloss finish units with roll edge worktops, sink unit and tiling to the sink and work surface area. Rear window, laminate floor, plumbing for washer and cooking appliances of electric hob with extractor and electric oven. A single glazed rear door leads to the porch.

**Rear Porch** 1.80 x 1.44. A single glazed timber porch with half glazed rear entrance door.

### First Floor Landing

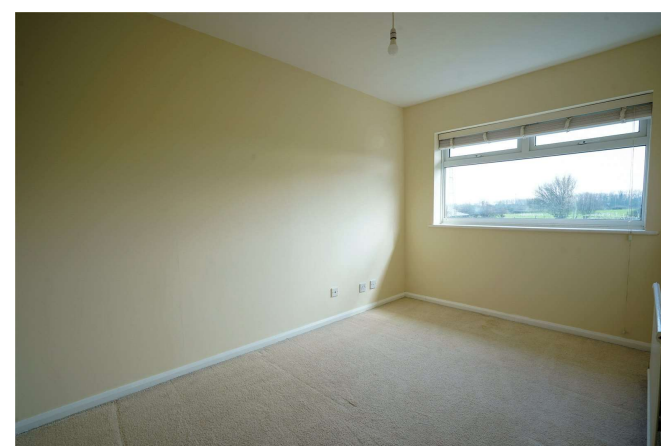
**Bedroom One** 3.62 x 3.17. With front window and built in wardrobe.

**Bedroom Two** 3.56 x 2.25. With rear window and views over fields.

**Bathroom** 2.57 x 1.82. With suite in white comprising wc, wash basin and bath with shower. Vinyl floor, cupboard housing the combination gas boiler, rear window, loft access and extensive wall tiling.

**Outside** There are enclosed lawned gardens to the rear overlooking fields and garden shed. There is a rear pedestrian access the leads to and from the car parking court. To the front of the house are open plan lawns with front entrance path.

**Parking** There is an allocated car parking space in the adjacent car parking court. The space is the third on the right as you enter the car parking court. Steps lead from the parking court to the rear access path.

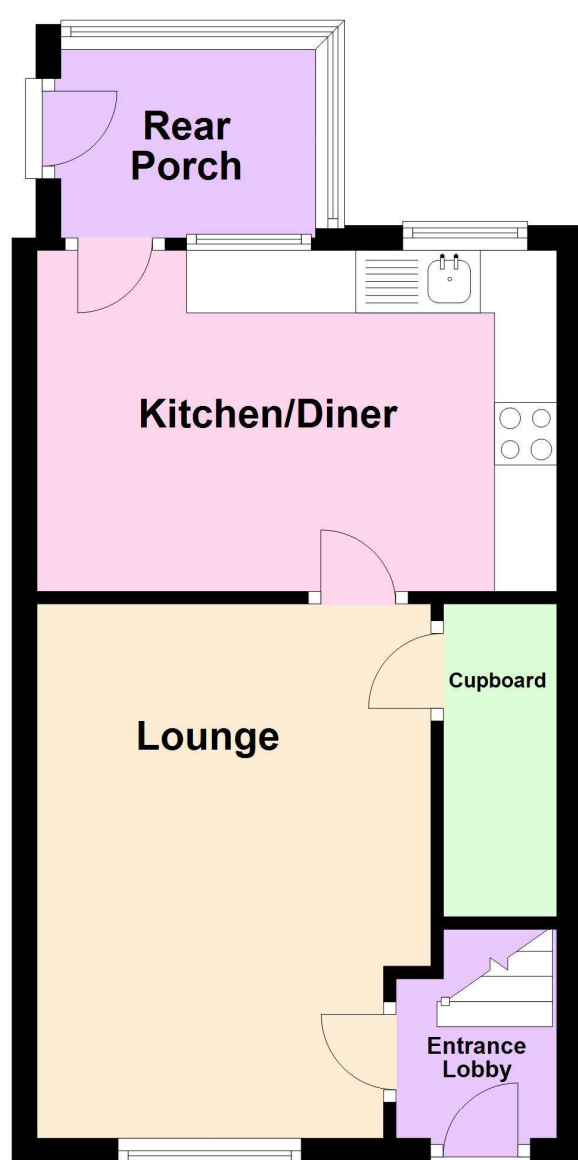


- Modern starter home
- Great location
- Field views to the rear
- Allocated parking
- Two bedrooms
- Close to amenities and M18/M1
- No onward chain

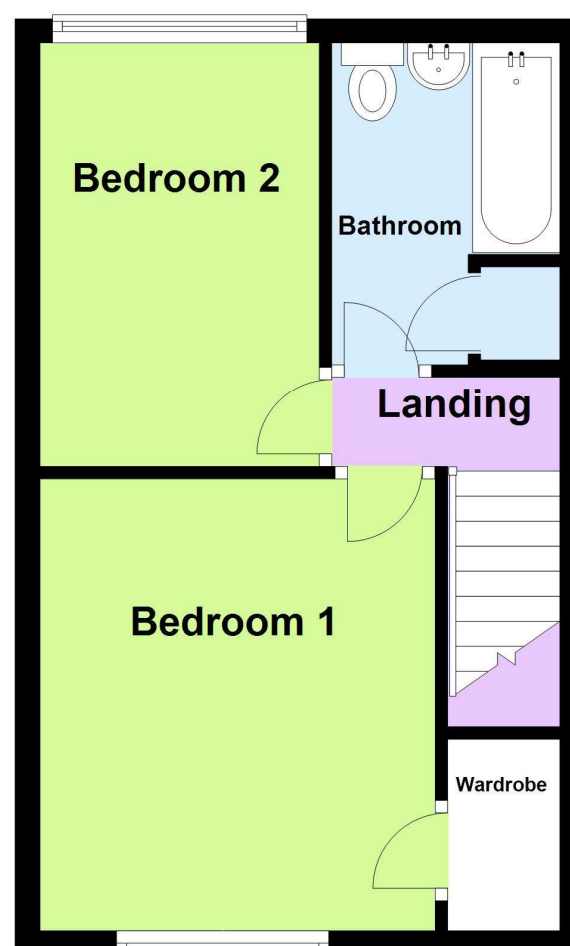
### **Disclaimer**

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.

## Ground Floor



## First Floor



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