



## Belmont Street

Rotherham, S61 1BE

Guide Price £50,000 - £60,000



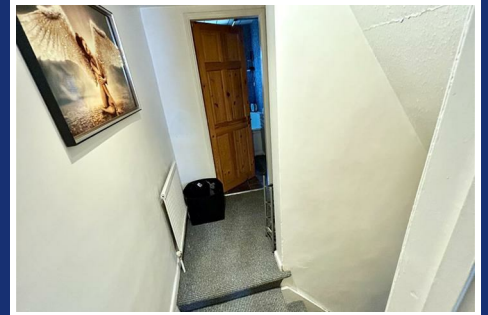
- TWO BEDROOM MID TERRACE PROPERTY
- CLOSE TO ALL LOCAL AMENITIES
- PERFECT FOR INVESTOR
- LEASEHOLD
- EPC RATING: C

- GOOD COMMUTE LOCATION
- TENANT IN SITU
- ENCLOSED REAR YARD
- CELLAR
- COUNCIL TAX BAND: A

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CALLING ALL INVESTORS, TAKE A LOOK AT THIS SPACIOUS TWO BEDROOM MID TERRACE. Boasting no upward chain with tenant in situ, ample on street parking and generous dimensions. Close to all local amenities with Rotherham high street a short distance away offering supermarkets, local business and public houses, good links via road or rail to Rotherham, Barnsley, Doncaster, Sheffield while also being within easy reach of the A1 and M1 making this an ideal spot. Property briefly comprises of Lounge, Kitchen/Dining Room, two Bedrooms, Bathroom and Cellar. VIEWINGS ARE A MUST!!

## LOUNGE

12'00 x 11'05 (3.66m x 3.48m)

Via a uPVC front entrance door this leads into the roomy living room, having large uPVC window to the front filling the room with natural light, fire place giving the room not only a focal point but a cosy feel, wall mounted radiator, aerial point and doorway to the hall.

## HALL

Having stairs rising to first floor landing and door opening to the Kitchen/Diner.

## KITCHEN DINING ROOM

11'11 x 12'11 (3.63m x 3.94m)

The real hub of this property is the spacious kitchen/diner having ample room for a dining table, with an array of wall and base units providing storage, complimentary work surface over, stainless steel sink, drainer and matching mixer tap, built in four ring gas hob with oven, space and plumbing for washing machine, splash back tiles, wall mounted radiator, uPVC window and door to the rear. Further door providing access to the Cellar.

## LANDING

From landing all doors lead to both bedrooms and family bathroom.

## BEDROOM ONE

12'00 x 11'05 (3.66m x 3.48m)

Generously sized master bedroom with plenty of space for bedroom furniture. Neutral décor with wall mounted radiator and uPVC window to the front.

## BEDROOM TWO

6'01 x 13'00 (1.85m x 3.96m)

Another good sized bedroom with modern décor,

wall mounted radiator and uPVC window to the rear. Storage cupboard located in the corner.

## BATHROOM

5'05 x 9'02 (1.65m x 2.79m)

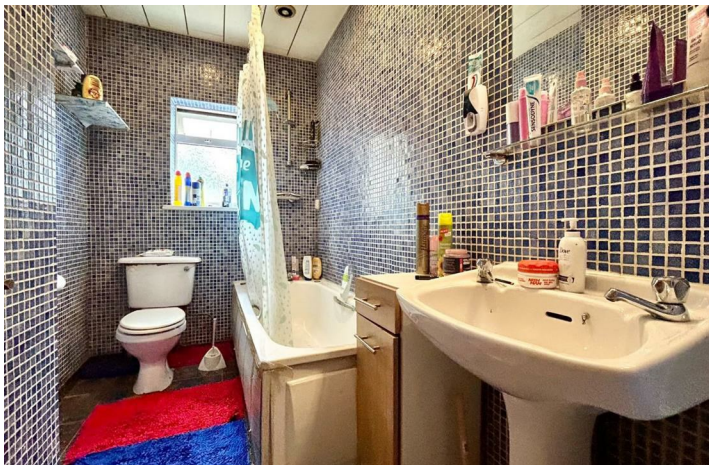
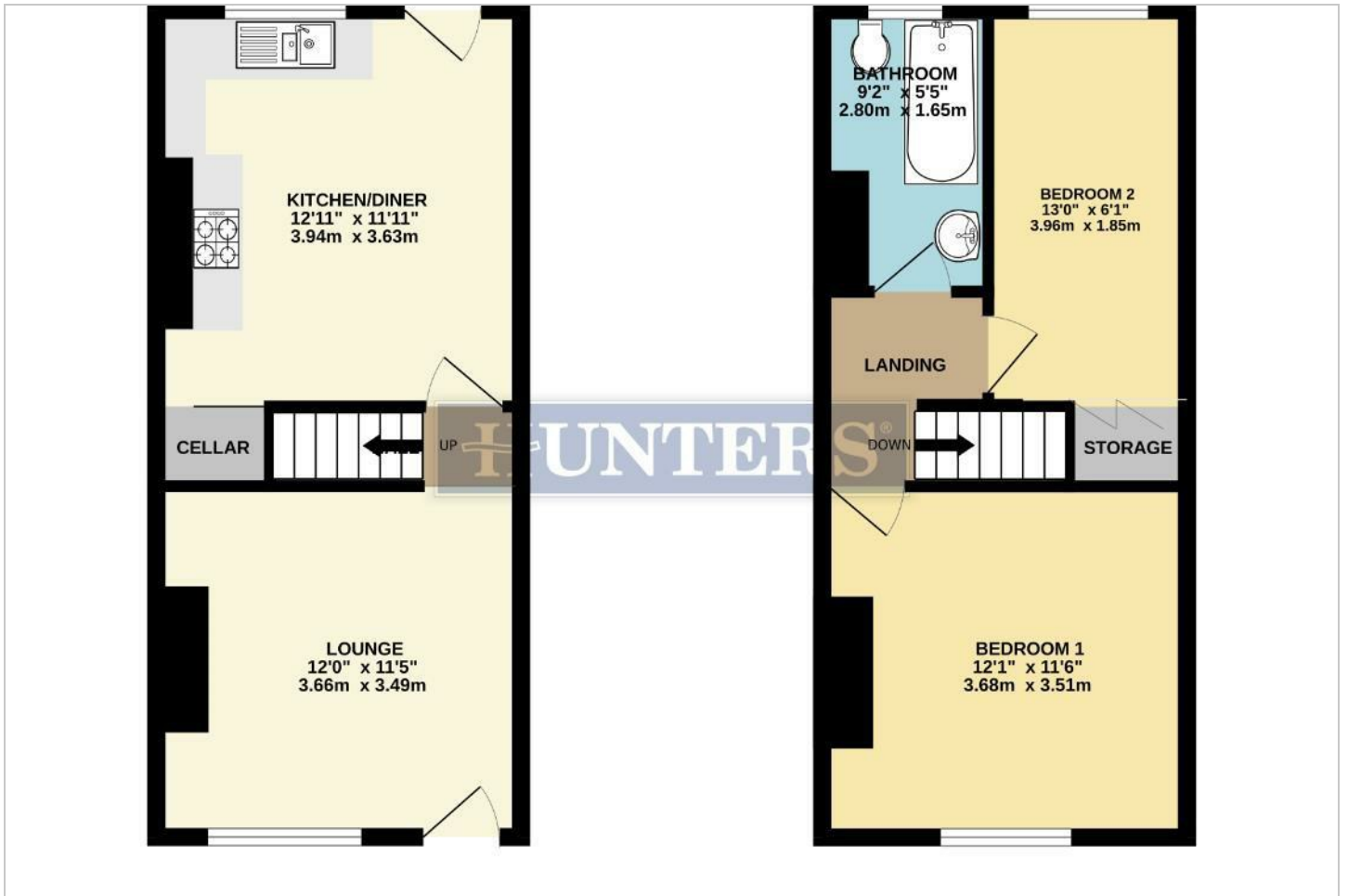
Perfect spot to relax and unwind, with three piece suite in white comprising of WC, pedestal wash hand basin and panelled bath, splash back tiles, wall mounted radiator and uPVC frosted window to the rear.

## EXTERIOR

The front of the property allows for on street parking and access to front entrance door.

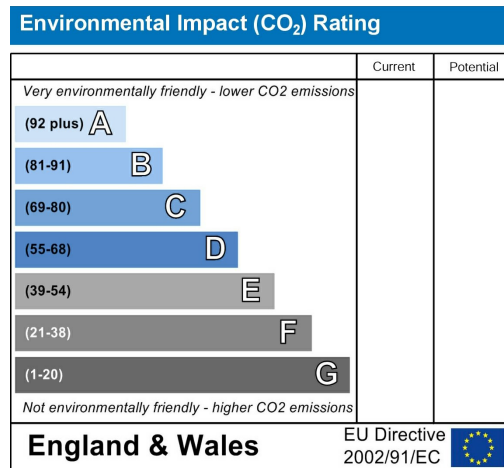
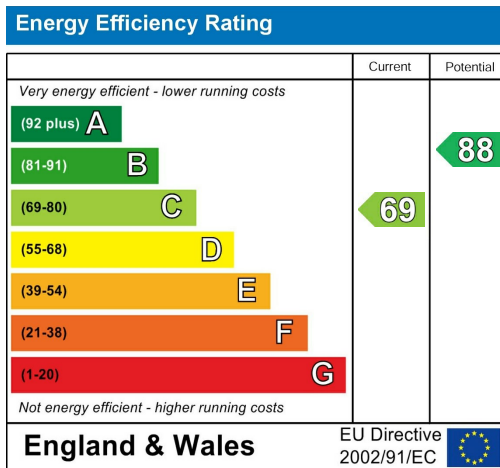
To the rear is a fully enclosed garden area. Mainly laid to lawn surrounding by wooden fencing.

# Floorplan





## Energy Efficiency Graph



## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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