



HUNTERS[®]
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34 Gladys Street, Rotherham, S65 2TA

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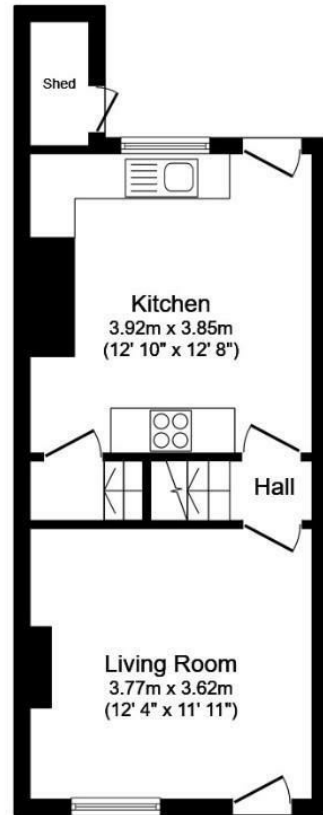
Asking Price £110,000

Hunters Swallownest are delighted to market this two bedroom, red brick mid terrace house in the sought after residential area of Clifton.

Available with no chain, the property benefits from high ceilings which give a feel of extra space and briefly comprises of a front facing lounge leading through the inner lobby and into the kitchen diner. On the first floor are two bedrooms and a white bathroom suite. Outside is a low maintenance but generous rear garden with a raised decking area perfect for outside seating or alfresco dining.

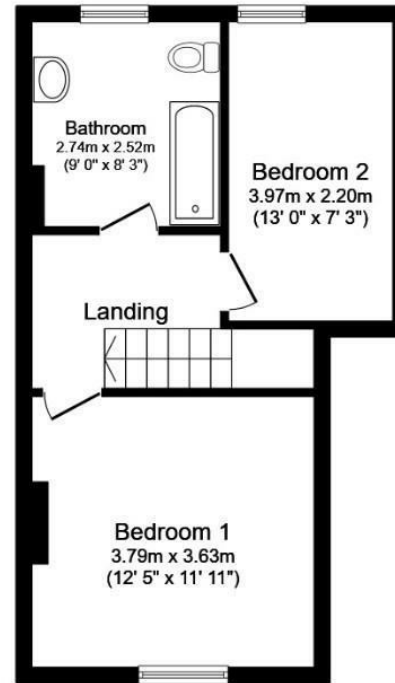
Clifton is a popular residential area offering a range of amenities including schools, shops, cafes, community centre and the property is a 3 minute walk to Clifton Park.

Hunters Swallownest 45 Worksop Road, Sheffield, S26 4WA | 0114 258 0111
swallownest@hunters.com | www.hunters.com



Ground Floor

Floor area 33.9 sq.m. (365 sq.ft.) approx

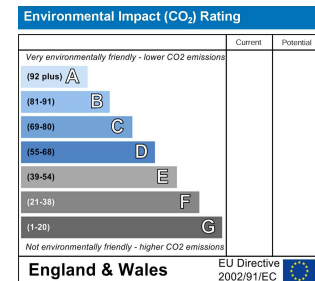
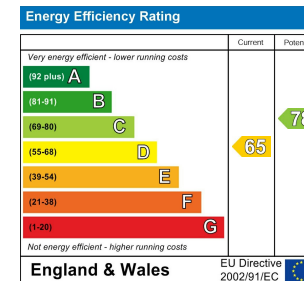


First Floor

Floor area 36.7 sq.m. (395 sq.ft.) approx

Total floor area 70.6 sq.m. (760 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.

General Remarks

GENERAL REMARKS

TENURE

This property is freehold.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

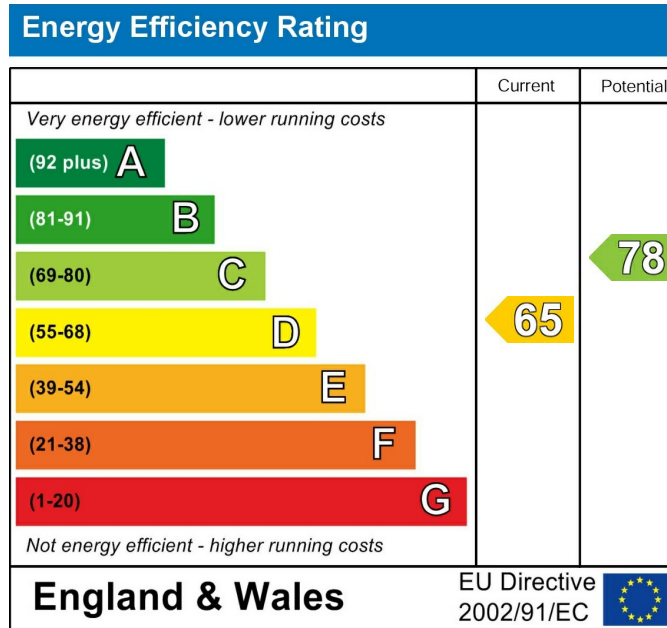
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



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. 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.







