



HUNTERS[®]
HERE TO GET *you* THERE

49 Queen Street, Rotherham, S65 2SR

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Asking Price £120,000

Hunters Swallownest are delighted to bring to market this attractive red brick, two-bedroom mid-terraced house, situated on a no through road position on Queen Street.

Having recently undergone a scheme of modernisation, the property is ready for a buyer to move straight into. The accommodation briefly comprises an entrance porch leading into the bay-windowed lounge, an inner lobby providing access to the first floor, and a newly fitted kitchen diner. To the first floor are two well-proportioned bedrooms and a modern bathroom fitted with a white suite.

Externally, the property benefits from a forecourt to the front and a low-maintenance enclosed garden to the rear.

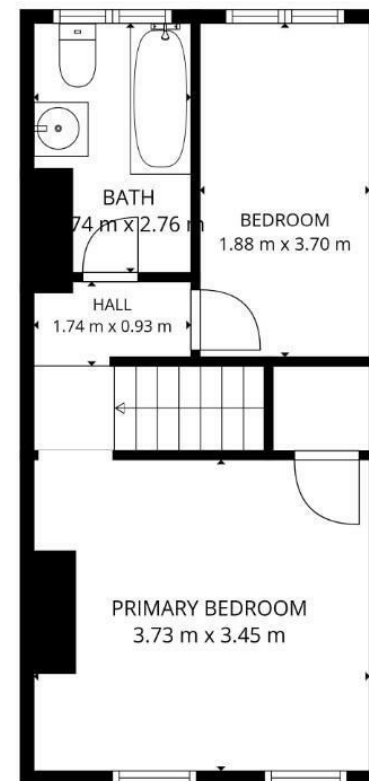
Located within the popular residential area of Clifton, the property is ideally positioned close to a range of local amenities including shops, cafés and schools. Clifton Park is also just a four-minute walk away, whilst Rotherham town centre is within easy reach by car.

Offered to the market with no onward chain, this property would make an ideal first-time purchase or investment opportunity for those seeking a turnkey property in a convenient location.

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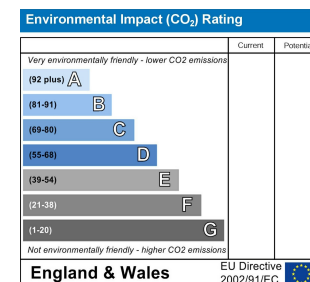
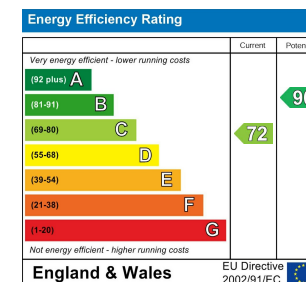
Ground floor



1st floor

TOTAL: 63 m2
 Ground floor: 32 m2, 1st floor: 31 m2
 EXCLUDED AREAS: SCREENED PORCH: 1 m2, WALLS: 9 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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
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TENURE

This property is leasehold with an unexpired terms of 800 years and 674 years remaining.

RATING ASSESSMENT

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

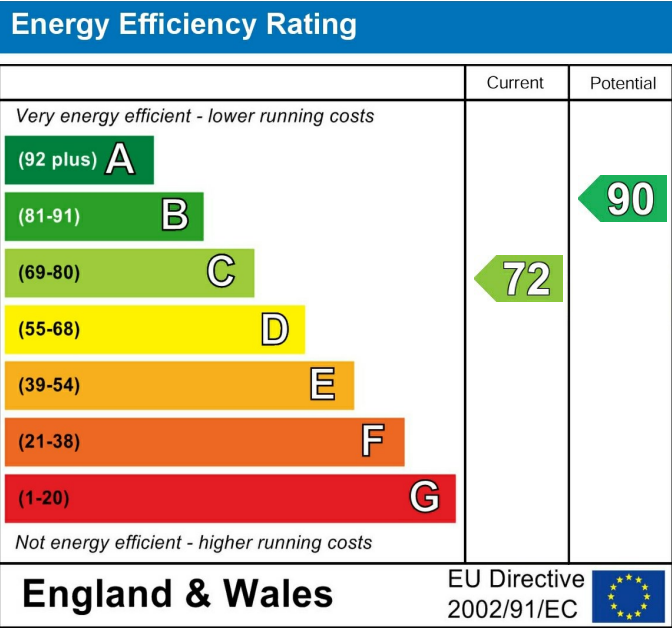
VACANT POSSESSION

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.







