



**North Street  
Rawmarsh  
Rotherham  
South Yorkshire  
S62 5NH**

**Offers in Excess of £72,000**

**bettermove**

# North Street Rotherham

Bettermove are proud to present this 2 bedroom terraced house in Rawmarsh, Rotherham available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band is A.

The property is currently tenanted and can be sold vacant on possession. Rental yields can be attained through Bettermove.

The interior of this well presented property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear yard.

Located in the popular village of Rawmarsh, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Swinton Train Station, the A360 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

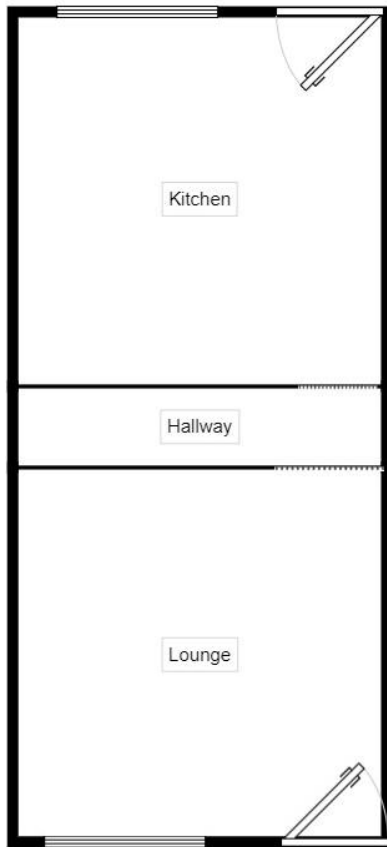
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

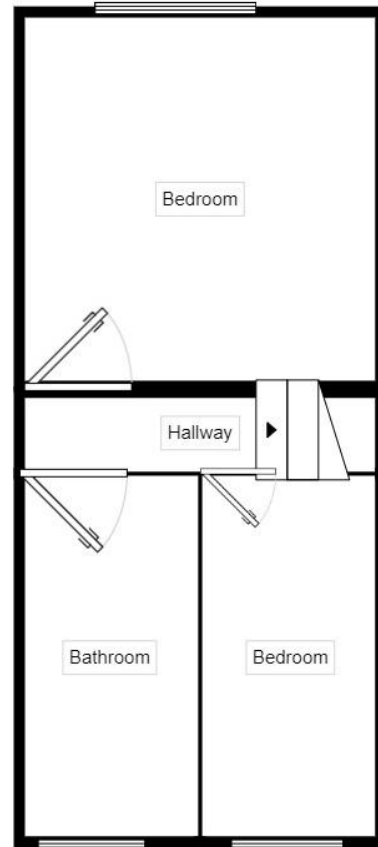
The exclusivity fee is returned to you upon successful completion of the property.




**Ground Floor**  
Floor Size: 20.0 m<sup>2</sup>, 214.7 ft<sup>2</sup>



**First Floor**  
Floor Size: 19.1 m<sup>2</sup>, 206.0 ft<sup>2</sup>



Measurements are approximate. Not to scale. For illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



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