



## 34 The Square

Harley, Rotherham, S62 7UG

**Guide price £170,000**



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Welcome to this charming terraced house located in the picturesque village of Harley, Rotherham. Situated in The Square, this property boasts a modern interior that is sure to impress.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The house features two lovely bedrooms, offering comfortable living spaces for you and your family. With a well-maintained bathroom, you can unwind and rejuvenate in style.

One of the standout features of this property is the off-road parking available for one vehicle, ensuring convenience and peace of mind for you and your visitors. The village location adds to the appeal of this home, providing a tranquil and friendly community atmosphere.

For those who rely on transport links, this property is ideal as it offers easy access to various transportation options, making your daily commute a breeze.

Don't miss out on the opportunity to make this delightful house your new home. Embrace village living at its finest and enjoy the modern comforts this property has to offer. Contact us today to arrange a viewing and experience the charm of The Square, Harley, Rotherham.

## Lounge

External door into the lounge. Front facing window. Feature fireplace with space for electric fire. Door into the kitchen.

## Kitchen

Wall and base units with space for fridge freezer, washing machine, oven, hob with extractor fan and sink with drainer. Rear facing window. Stairs to the first floor landing and door into the rear porch and bathroom.

## Bathroom

WC, vanity storage sink. bath with shower over. Rear facing window.

## Bedroom One

Front facing window. Space for a double bed and fitted wardrobes.

## Bedroom Two

Space for a bed and built in storage cupboard. Rear facing window.

## Exterior

To the front of the property there is space for off road parking. To the rear of the property there is a lawn

and pebbled area for seating, The fence surrounding has a gate for rear access. There is a sheltered area next to the rear external door ideal for storage.



## Road Map



## Hybrid Map



## Terrain Map



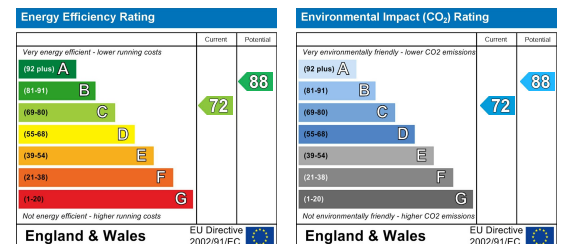
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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