

**Churchills**



## Hall Street

Goldthorpe, Rotherham S63 9DF

- TWO BEDROOM
- NEW CARPETS
- REAR GARDEN
- EPC RATING TBC
- MID TERRACE HOUSE
- NEWLY DECORATED
- uPVC DOUBLE GLAZED

**Fixed Asking Price £60,000 Freehold**





**\*\*\*ATTENTION LANDLORDS AND FTB'S\*\*\* This excellent two bedroom mid terrace house close to the town centre in Goldthorpe and conveniently located for M1, M18 and A1 link roads. Ideal for any investor or first time buyer with a potential income of approx £6000pa.**

#### **Ground Floor Accommodation**

uPVC double glazed and panelled doorway opens into:

#### **Lounge**

12'1" \* 12'3"

uPVC double glazed window to front elevation. Two double panelled central heating radiator. TV aerial socket.

#### **Inner Lobby**

Stairs to first floor landing.

#### **Kitchen**

12'1" \* 11'11"

uPVC a double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker. Space and plumbing for an automatic washing machine. One and a half bowl single drainer sink unit with mixer tap. Under stairs storage cupboard. Tiles to splash back areas. uPVC double glazed and panelled doorway to rear garden.

#### **Inner Lobby**

Stairs to first floor landing.

#### **Bedroom One**

12'3" \* 12'6"

uPVC double glazed window to front elevation. Double panelled central heating radiator. Storage cupboard off.

#### **Bedroom Two**

13'7" \* 6'1"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Wall mounted combination boiler.

#### **Bathroom**

8'2" \* 5'10"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. Tiles to splash back areas. Single panelled central heating radiator. Storage cupboards off.

#### **Outside and Gardens**

To the rear is a fenced garden with rear access gate.

#### **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).

## **MAKING AN OFFER**

Before contacting a Building Society, Bank, Solicitors or Mortgage Advisor you should make an offer to Churchills. Any delay may result in the sale being agreed to another party incurring unnecessary costs. Under the Estate Agents Act (1979) you will be required to give us financial information in order to verify your position before we can recommend your offer to our vendor.

## **IMPORTANT INFORMATION**

**MONEY LAUNDERING REGULATIONS.** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in

preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

## **THINKING OF SELLING**

If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com) for one of our qualified partners to give you a valuation and marketing advice of your home.

## **MEASUREMENTS**

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

**Local Authority Barnsley**  
**Council Tax Band A**  
**EPC Rating D**

**Churchills Sales Office**

16 High Street, Mexborough, South  
Yorkshire, S64 9AS

**Contact**

01709 582880  
[Info@churchillsestateagents.com](mailto:Info@churchillsestateagents.com)  
[www.churchillsestateagents.com](http://www.churchillsestateagents.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.