



**Rother Croft Hoyland Barnsley S74 0AF**  
**Guide Price £330,000**



# Rother Croft

Barnsley S74 0AF

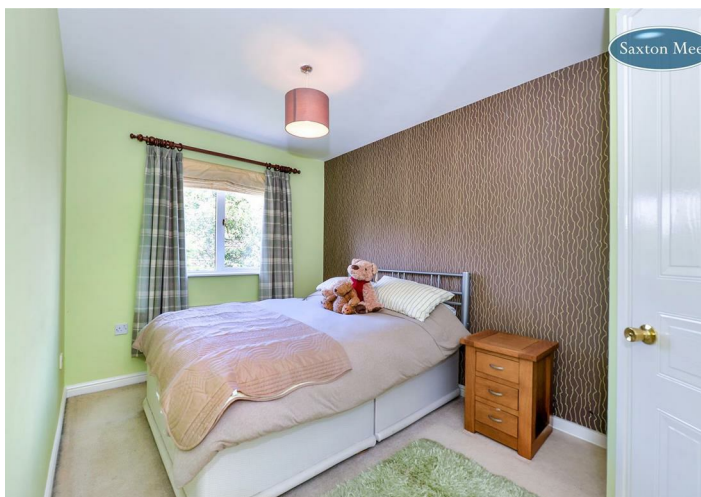
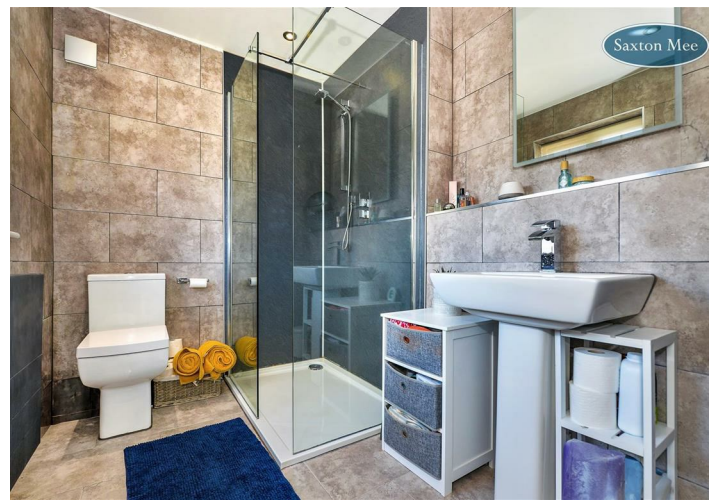
**Guide Price £330,000**

GUIDE PRICE £330,000-£340,000 \*\* FREEHOLD \*\* WEST FACING REAR GARDEN \*\* Enjoying a sought after cul-de-sac position on this popular residential estate, ideal for commuters is this impressive, four good size bedroom, three bathroom detached family home. The property enjoys a west facing rear garden with a fantastic bar/garden room/home office and benefits from a double-width driveway providing off-road parking, uPVC double glazing and gas central heating. Tastefully decorated, throughout the spacious and well presented living accommodation briefly comprises, front door which opens into the entrance hall with attractive wooden flooring, an under stair storage cupboard and a downstairs WC. Access into the lounge, dining room, kitchen/breakfast room and the bar/multi-purpose room. The lounge has uPVC French doors opening onto the rear garden, while the focal point is the electric fire. The newly fitted kitchen has a modern and contemporary range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. The centrepiece of the room is the central island with breakfast bar and wine cooler. Integrated appliances include a dishwasher, fridge, freezer and washing machine along with space for a Range cooker with extractor above. The dining room has two front windows allowing natural light. The garage has been converted to a versatile room currently used as a bar/games room with electric fire. A door opens to a front compartment useful for storage and has the garage door. From the entrance hall, a staircase rises to the first floor landing with access into the fully boarded loft space with built in storage, the housed gas boiler, electric and lighting. There are four good size bedrooms and a bathroom. The master is a good size double with fitted wardrobes and en suite. Bedroom two again has fitted wardrobes and en suite. The principal bathroom comes with a three piece suite including WC and wash basin.

- VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER
- FOUR BEDROOMS & THREE BATHROOMS
- LOUNGE, DINING ROOM & KITCHEN/BREAKFAST ROOM
- CONVERTED GARAGE
- WEST FACING REAR GARDEN WITH GARDEN ROOM/BAR
- EXCELLENT LOCATION FOR COMMUTERS







## OUTSIDE

To the front is a garden and a double-width driveway. Access down either side of the property leads to fully enclosed, west facing rear garden with a lawn and patio. There is a large bar/garden room/home office which has three bi-fold doors as well as French doors, a side window, WC, bar with triple fridge, electric and lighting.

## LOCATION

The property is ideally located for those travelling by train with the train station within walking distance with the motorway networks and Dearne Valley Parkway also within easy reach. The location is well served by an abundance of local services is within walking distance of glorious open countryside.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

## VALUER

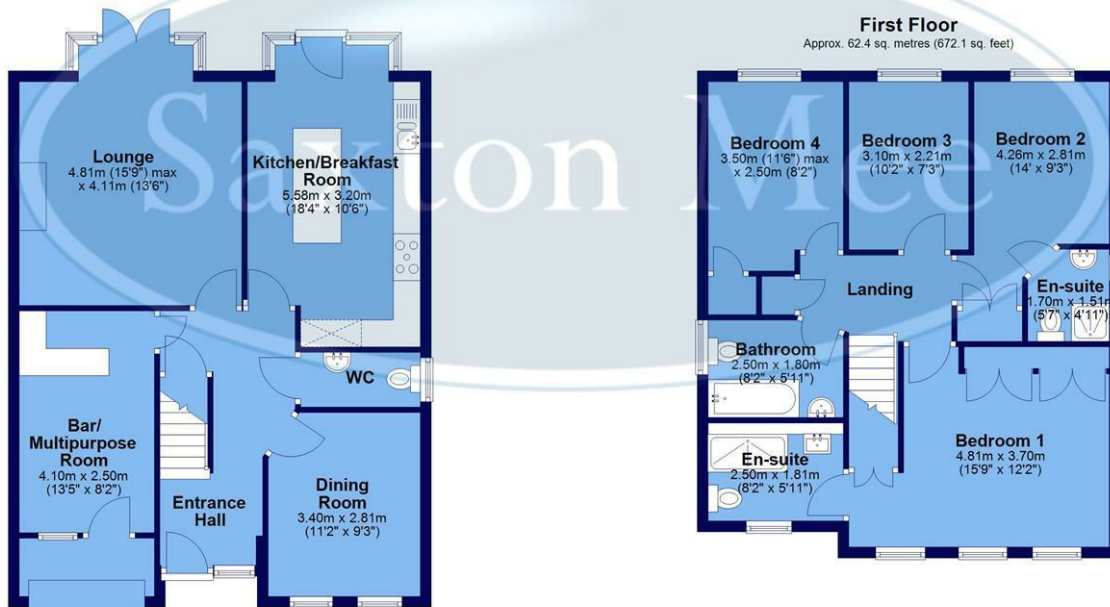
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Approx. 71.7 sq. metres (771.9 sq. feet)



Approx. 62.4 sq. metres (672.1 sq. feet)



All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



**Energy Efficiency Rating**

Rating	Energy Efficiency	Current	Potential	Risk
A	Very energy efficient - lower running costs			
B	(81-91)			
C	(69-80)			
D	(55-68)			
E	(39-54)			
F	(21-38)			
G	(1-20)			

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Environmental Impact	Current	Potential	Risk
A	Very environmentally friendly - lower CO <sub>2</sub> emissions			
B	(81-91)			
C	(69-80)			
D	(55-68)			
E	(39-54)			
F	(21-38)			
G	(1-20)			