



Parkgate

Goldthorpe, S63 9GW

Offers In The Region Of £185,000



- THREE BEDROOM END TOWN HOUSE
- SPLENDID DECOR
- DOWNSTAIRS WC
- GOOD COMMUTE LOCATION
- EPC RATING: C
- OFF ROAD PARKING
- GENEROUS DIMENSIONS
- POPULAR LOCATION
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: C

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Nestled in the desirable Bella View Estate in Goldthorpe, Rotherham, this charming three-bedroom end terrace house offers a perfect blend of modern living and comfort. Built in 2007, the property is designed over three storeys, providing ample space for families or professionals alike.

As you enter, you are greeted by a welcoming entrance hall that leads to a convenient downstairs WC, a compact kitchen equipped with integrated appliances, and a beautifully presented lounge. The lounge is a highlight of the home, featuring elegant French doors that open directly onto the large enclosed rear garden, creating an ideal setting for entertaining guests or enjoying quiet evenings outdoors.

The first floor comprises two generously sized double bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascending to the second floor, you will find the master bedroom, which boasts two sets of built-in wardrobes, ensuring plenty of storage space. This room is designed to accommodate a variety of bedroom furniture, and it also includes a private ensuite for added convenience.

The property benefits from a large tarmac driveway along the side, providing ample off-street parking, while the expansive rear garden features a slabbed patio area, perfect for outdoor gatherings or simply relaxing in the sun.

Situated in a prime location, this home offers excellent commuting options and is conveniently close to local amenities, making it an ideal choice for those seeking a vibrant community atmosphere. This delightful property is not to be missed and is sure to attract considerable interest.

Entrance Hall

Via a white uPVC door this opens in to the welcoming entrance hall, having modern décor, tiled floor with doors leading to downstairs WC, living room and kitchen.

Downstairs WC

Handy addition any busy household this room comprises of low flush WC, wash hand basin, wall mounted radiator and partially tiled walls to finish.

Kitchen

The sleek kitchen is fitted with an array of wall and base units providing storage, contrasting work surface over with sink, drainer and matching mixer tap, integrated electric oven and four ring gas hob with extractor fan over, integrated fridge freezer and integrated dishwasher. Wall mounted radiator with tile flooring and uPVC window to the front.

Living Room / Diner

Step inside the light and airy living space, flooded in natural light through uPVC windows and French style doors opening out directly onto the garden creating a great social space. Comprising of stylish décor with carpet flooring, wall mounted radiator and aerial point/ telephone point in place.

Landing

Spacious landing with doors leading to bedroom two, bedroom three and family bathroom. With carpet flooring, wall mounted radiator and staircase to the master bedroom.

Bedroom Two

A large double bedroom benefiting from two uPVC windows overlooking the rear elevation. Comprising of neutral décor, carpet to the floors and wall mounted radiator.

Bedroom Three

A further good sized bedroom comprising of carpet flooring, wall mounted radiator and front facing uPVC windows.

Family Bathroom

A beautifully presented large family bathroom with

three piece suite. Comprising of low flush WC, wash hand basin over and panelled bath with shower over and glass screen. Partially tiled walls with tile flooring, chrome towel rail and frosted uPVC window.

Master Bedroom

One of the many wow factors of this home is the master bedroom located on the top floor, with vast amounts of space and can easily hold a queen sized bed as well as other furniture if needed. Comprising of two sets of built in wardrobes providing the storage space we all crave. Dormer window to the front aspect filling the room with natural light as well as Velux window to the rear, having wall mounted radiator, carpet flooring and further door leading to the en-suite.

En-suite

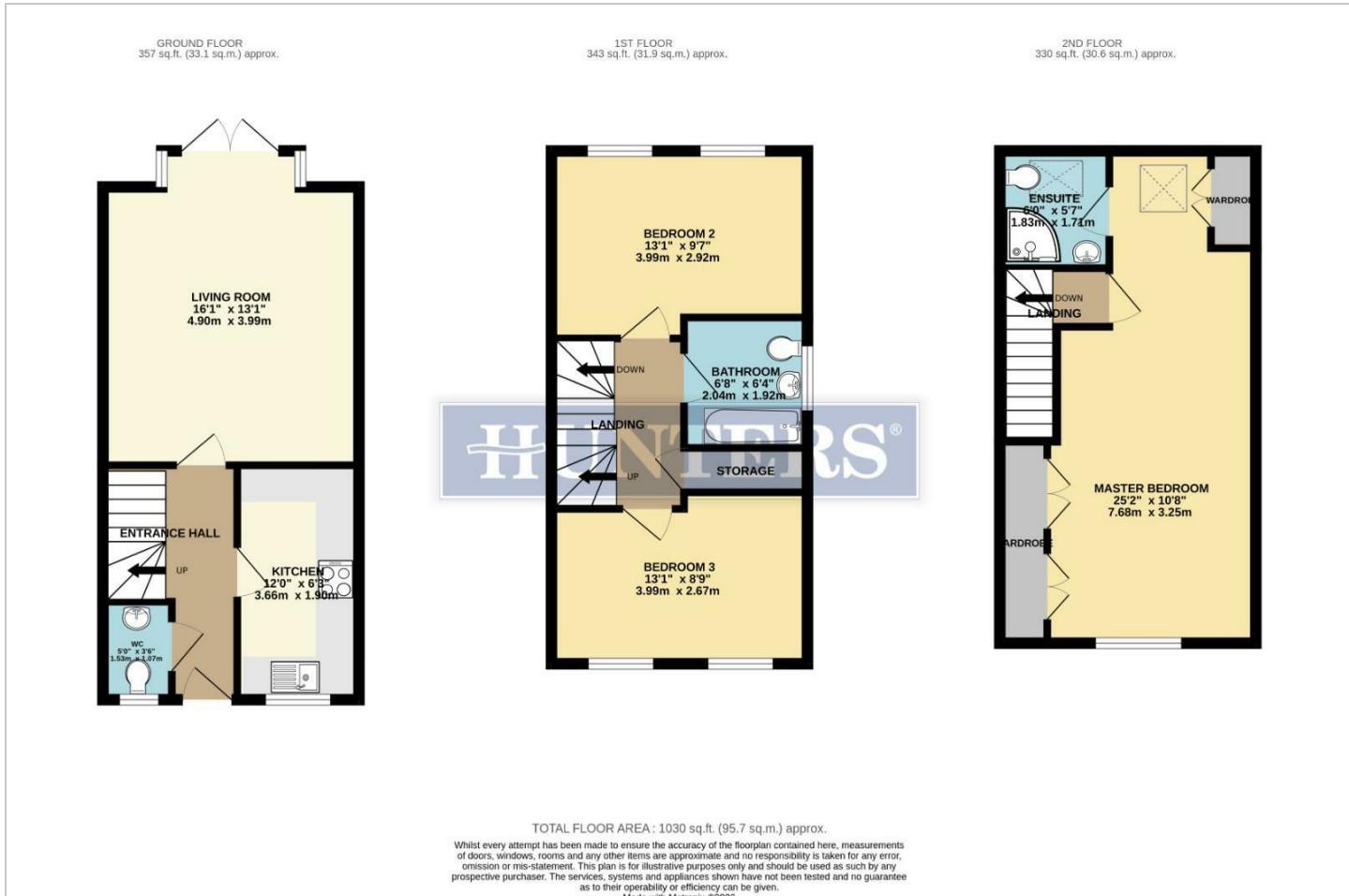
A large en suite shower room, comprising shower cubicle, wash hand basin, low flush WC, wall mounted radiator, tile flooring, Velux window and door leading to a eaves storage.

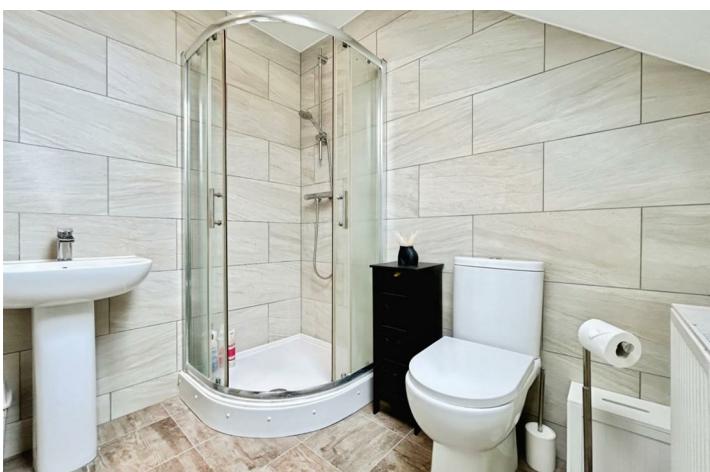
Exterior

The front of the property has great kerb appeal, having trees and lawned area with tarmac driveway leading down side of the property. Slabbed pathway leading to Entrance door with wooden gate giving access to the enclosed rear garden.

To the rear of the property is a fully enclosed, well landscaped garden, surrounded by large wooden fencing adding privacy. Mainly laid to lawn with splendid slabbed patio area creating the perfect place for entertaining in the summer months.

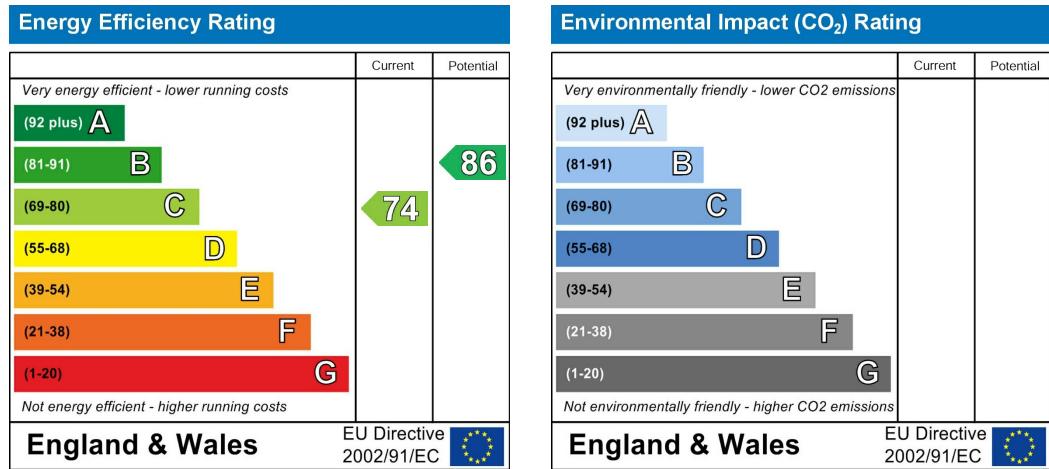
Floorplan







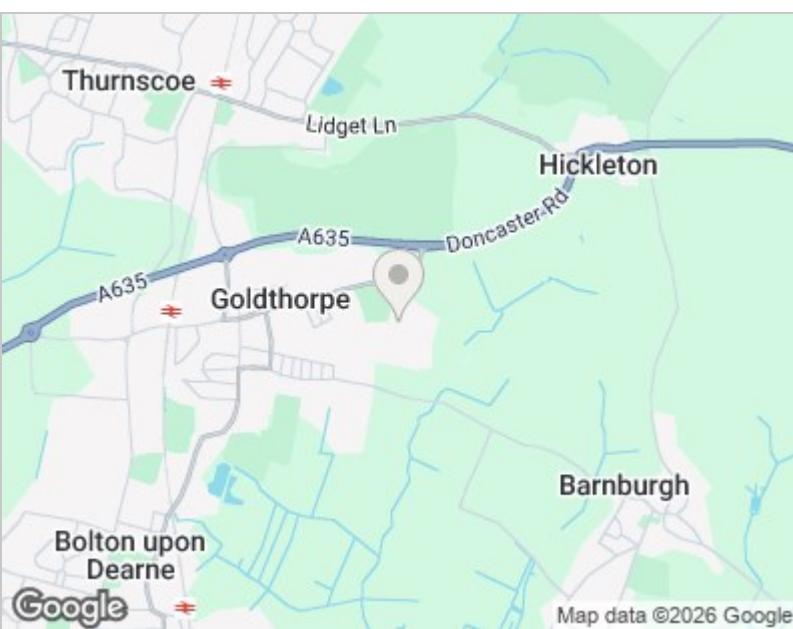
Energy Efficiency Graph



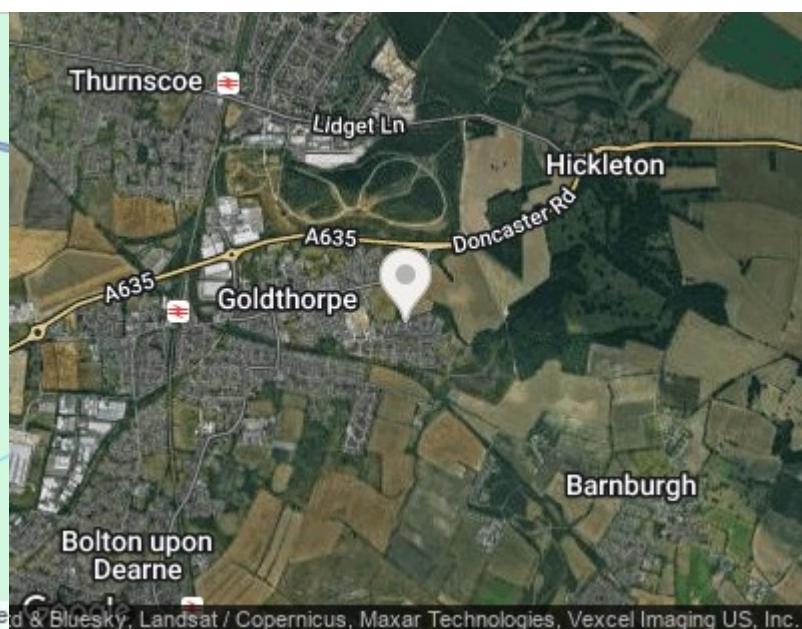
Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



Tel: 01709 894440



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. THINKING OF SELLING? 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.

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