



## West Moor Croft

Goldthorpe, Rotherham, S63 9FL

Guide Price £180,000 - £190,000



- THREE BEDROOM SEMI DETACHED HOME ON CORNER PLOT
- ENCLOSURE LOW MAINTENANCE REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING TBC
- AMPLE OFF STREET PARKING WITH EXTENSIVE PAVED DRIVE
- LOCATED ON SOUGHT AFTER NEW BUILD ESTATE
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND B

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Nestled in the desirable area of West Moor Croft, Goldthorpe, this charming three-bedroom semi-detached house offers a perfect blend of modern living and convenience. Built in 2014, the property boasts a generous 764 square feet of well-designed space, making it an ideal home for families or professionals alike.

As you enter, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The property features three spacious bedrooms, providing ample room for rest and personal space. The contemporary bathroom is fitted with modern fixtures, ensuring comfort and style.

Situated on a corner plot, this home benefits from off-road parking with an extensive driveway, making it easy for multiple vehicles. The enclosed rear garden is low maintenance, allowing you to enjoy outdoor space without the hassle of extensive upkeep. This area is perfect for summer barbecues or simply unwinding after a long day.

Located within a sought-after newly built estate, this property is conveniently close to all local amenities, including shops, schools, and parks. Additionally, its excellent transport links make commuting to nearby towns and cities a breeze.

In summary, this delightful semi-detached house in Goldthorpe presents a fantastic opportunity for those seeking a modern home in a vibrant community. With its generous dimensions, contemporary features, and prime location, it is sure to attract considerable interest. Do not miss the chance to make this lovely property your new home.

## Entrance Hall

Step into this beautiful property through a composite door. Leading straight into the entrance hall, offering a great cloakroom ideal for coats and shoes, with wall mounted radiator, and doorways leading to the downstairs WC, kitchen/diner and lounge.

## WC

A handy addition to any busy household, comprising of low flush WC and wash hand basin. Benefiting of vinyl flooring, wall mounted radiator and extractor fan.

## Kitchen/Diner

The modern and well designed kitchen diner is a great space to entertain family and friends, having an array of wall and base units fitted providing storage with contrasting work surface over, integrated electric oven and gas hob with extractor fan over, stainless steel sink, drainer and matching mixer taps, space and plumbing for washing machine, plenty of space for a dining table, wall mounted radiator, vinyl flooring, uPVC window as well as French style doors that face the rear really bringing the out doors in and filling the space with natural light.

## Lounge

A light and airy living space, drenched in natural light through a front facing uPVC window as well as a side window. Comprising tasteful neutral décor with carpet flooring, wall mounted radiator, aerial point and telephone point in place. Staircase then rising to first floor.

## Landing

Spacious landing with doors leading to all three bedrooms and bathroom with access to loft hatch and uPVC window to the front.

## Bedroom One

An generously sized master bedroom boasting neutral décor, wall mounted radiator and front facing uPVC window and well as side window filling the room with natural light.

## Bedroom Two

A further good sized double bedroom offering neutral décor, wall mounted radiator and uPVC window over looking the rear garden. Plenty of room for adding extra furniture.

## Bedroom Three

Spacious single room currently used as dressing room or great home office, with uPVC window to the front exterior, benefiting of carpet flooring and wall mounted radiator.

## Family Bathroom

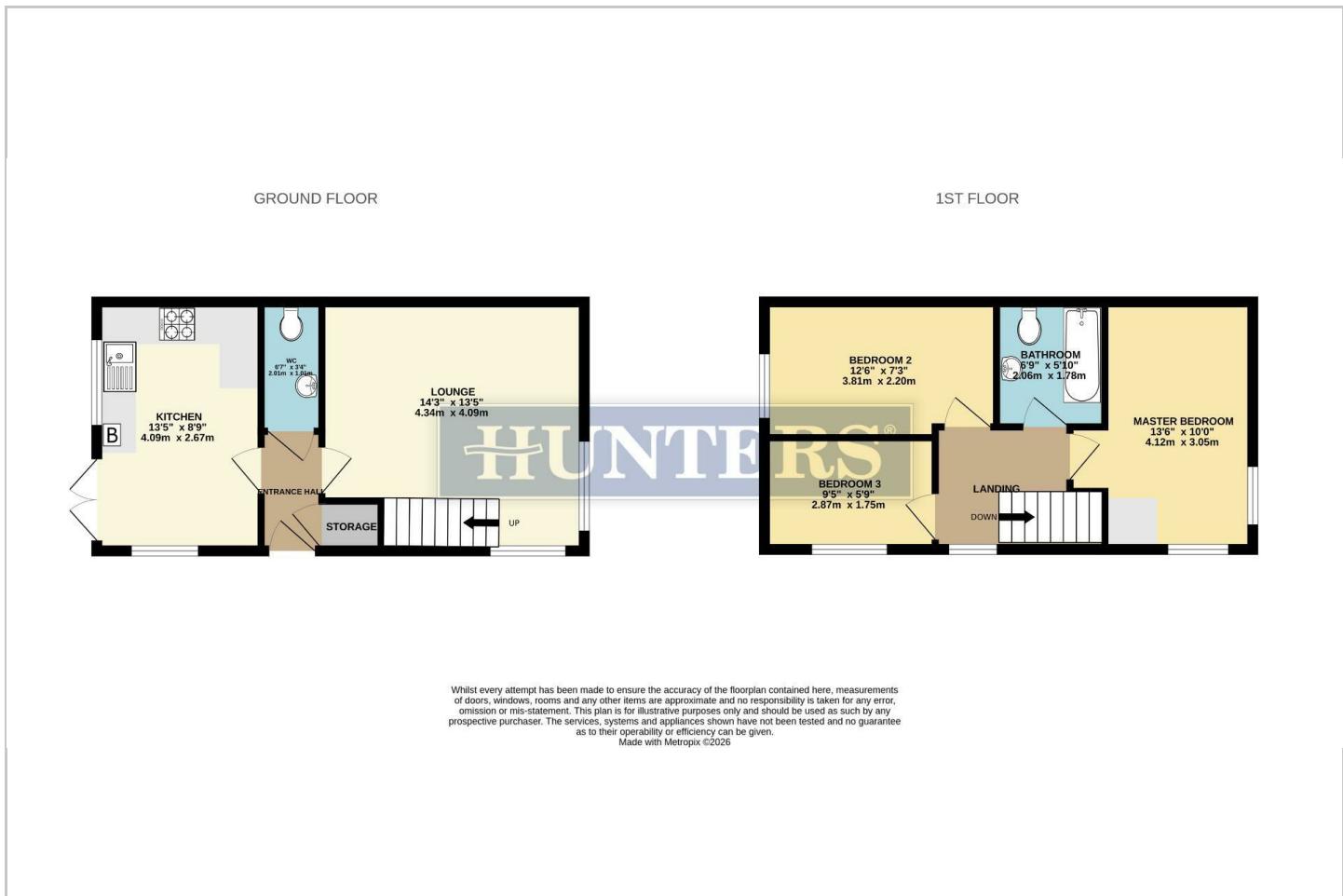
Perfect spot to relax and unwind the family bathroom comprises of low flush WC, pedestal wash hand basin and bath with shower over and glass screen in place, decorated in neutral tones with splash back tiles, wall mounted heated towel rail and extractor fan.

## Exterior

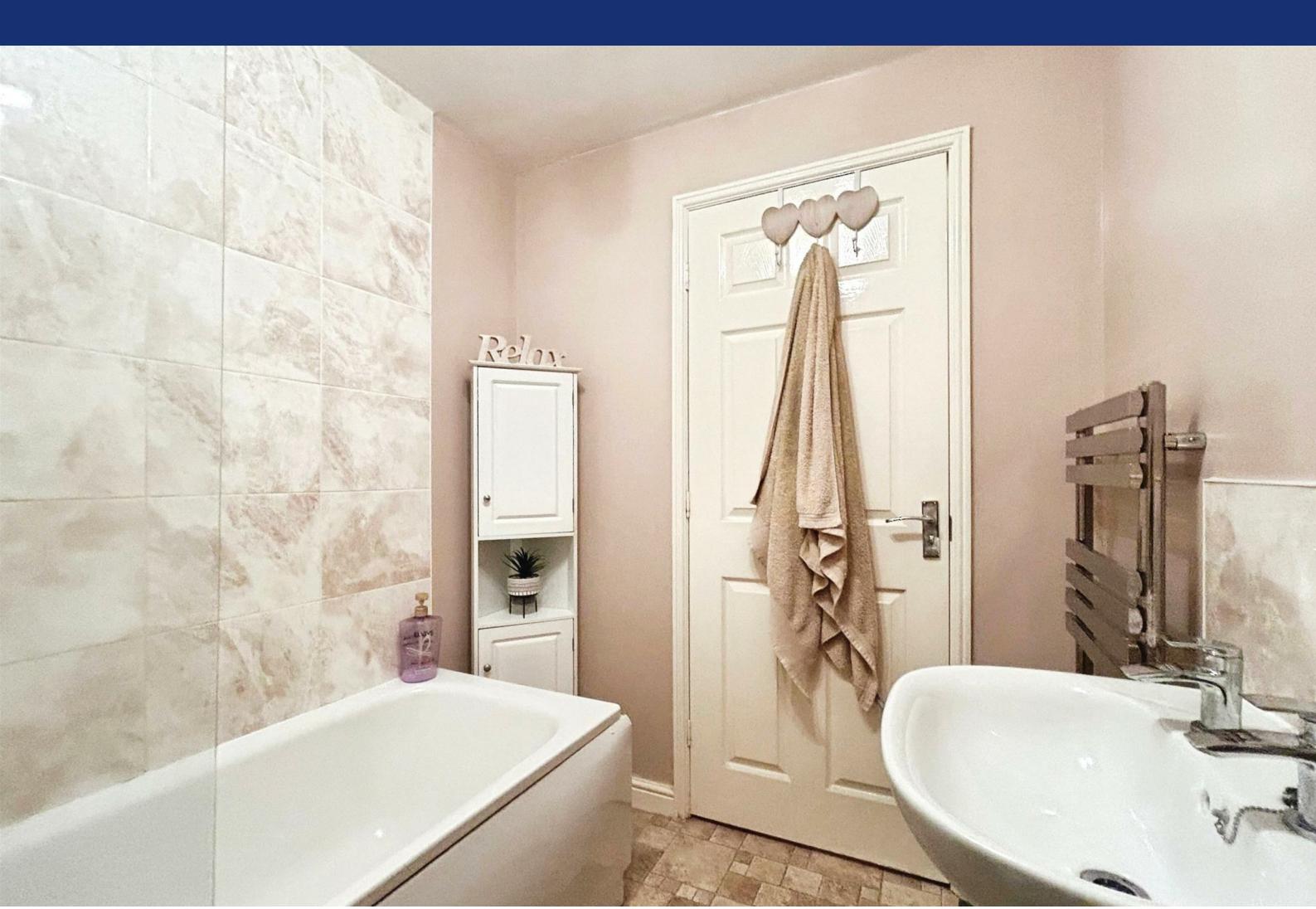
To the rear of the property is a fully enclosed, well maintained, sun trap garden. Partly laid to lawn with artificial lawn for low maintenance, a sizeable slabbed patio is then the perfect place for entertaining in the summer months. Surrounding by beautiful hedges and shrubs creating splashes of colour and adding to the privacy of this space.

To the front of the property is a well manicured side lawn surrounded by hedges and an extensive paved driveway allowing for ample off street secure parking.

## Floorplan







## Energy Efficiency Graph

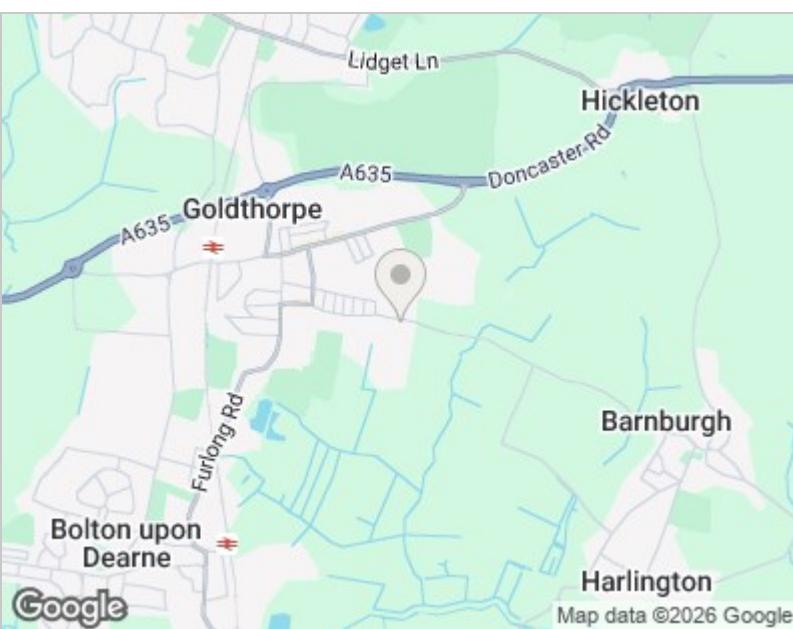
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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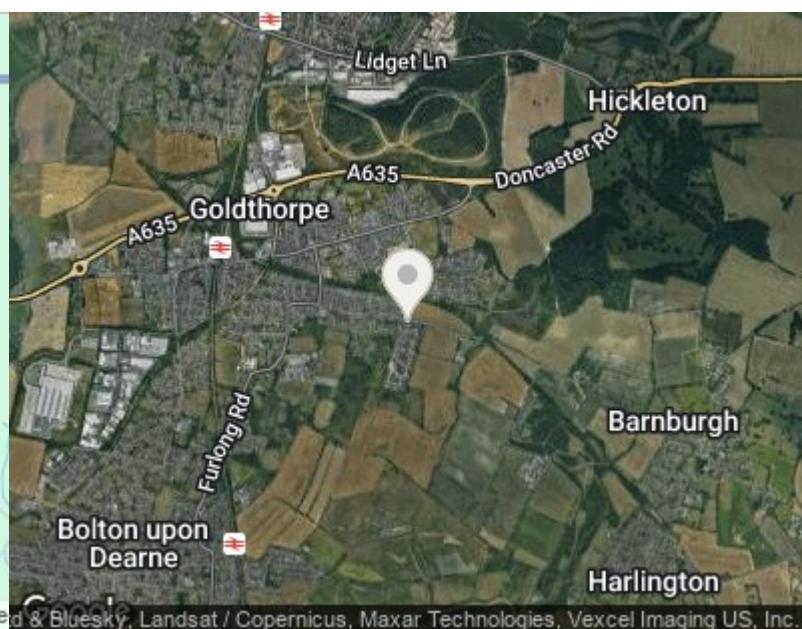
## Viewing

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





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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