

horton knights of doncaster

sales  
lettings  
and service



High Street, Thurnscoe, Rotherham, S63 0SU  
Asking Price £365,000

The beautiful stone built property is said to be attached to the oldest property in the village, Red House Cottage. 'Red House' as the subject property is known, is of a decent vintage itself. Built circa 1705, it is set on a private and well proportioned plot and has plenty of character.

Set over 2 floor and benefiting from double glazing and gas central heating it comprises; Entrance hall, living room, bedroom 4/study space, large family kitchen, dining room, sun room, rear lobby and cloak/ utility room. From the first floor landing there is a large main bedroom suite with walk in wardrobes and a beautiful en-suite bathroom, 2 further large double bedrooms and a house bathroom. Outside the property stands in good sized gardens with a sweeping driveway to the front, and a really usable front garden, given the excellent privacy it offers plus an enclosed rear space ideal for keeping children and canines secure. The property offers superb access for amenities and commuters with useful transport links very close by as well as recreational walks, parks, schools and shops. The property is offered with NO ONWARDS CHAIN. Viewing is HIGHLY recommended!

**ACCOMMODATION**

**ENTRANCE HALL**

**LIVING ROOM**  
17'0" x 15'5" (5.18m x 4.70m)

**BEDROOM 4/ STUDY SPACE**  
15'2" x 13'1" (4.62m x 3.99m)

**LARGE FAMILY KITCHEN**  
17'0" x 14'5" (5.18m x 4.39m)

**REAR LOBBY**

**CLOAK/ UTILITY ROOM**

**DINING ROOM**  
14'1" x 13'1" (4.29m x 3.99m)

**SUN ROOM**  
13'9" x 11'10" (4.19m x 3.61m)

**FIRST FLOOR LANDING**

**MAIN BEDROOM**  
17'5" x 16'11" (5.31m x 5.16m)

**EN SUITE BATHROOM**

**BEDROOM 2**  
13'9" x 10'2" (4.19m x 3.10m)

**BEDROOM 3**  
13'10" x 9'10" (4.22m x 3.00m)

**HOUSE BATHROOM**

**OUTSIDE**

**REAR GARDEN**

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - The property is fitted with double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler unknown.

COUNCIL TAX - Band D.

BROADBAND - Superfast broadband is available with download speeds of up to 93 mbps and upload speeds of up to 20 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

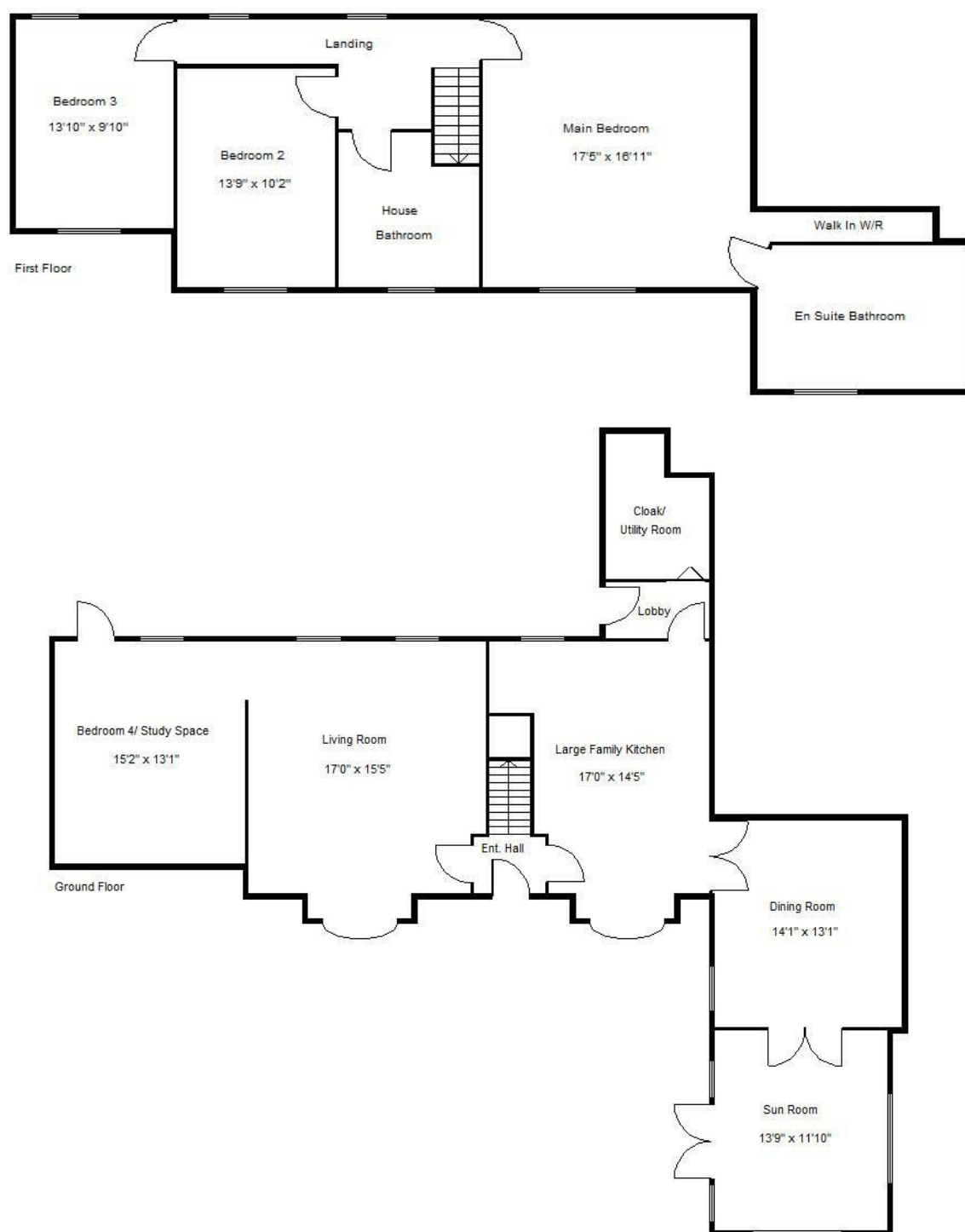
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important

to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday  
www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

