

Moor Lane South, Ravenfield Rotherham S65 4QG



welcome to

Moor Lane South, Ravenfield Rotherham

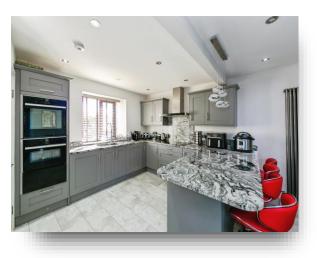
£425,000 - THIS IS THE ONE - Offered to market is this STUNNING four bedroom character property boasting spacious accommodation set over three floors with off road parking and delightful gardens. Situated in a highly sought after area, this is NOT TO BE MISSED!!!













Entrance Porch

Having a front facing double glazed door.

Entrance Hall

Having a front facing double glazed door and a radiator.

Downstairs Wc

Fitted with a hand wash basin and a WC. Having a front facing double glazed window and a radiator.

Lounge

18' 8" into recess x 15' 3" (5.69m into recess x 4.65m) Having a front facing double glazed window, two rear facing double glazed windows, two radiators and a feature log burner.

Dining Room

17' 3" into recess x 9' 3" (5.26m into recess x 2.82m) Having rear facing double glazed French doors, two radiators and spotlights to the ceiling. Also having a door providing access to the wine cellar.

Kitchen

8' 7" x 14' (2.62m x 4.27m) Fitted with wall and base units housing the integrated hob, double oven & extractor fan, warming drawer, wine fridge and dishwasher. Also having coordinating worktops housing the sink & drainer. Having a front facing double glazed window and spotlights.

Landing

Having a rear facing double glazed window, a radiator and two built in storage cupboards.

Bedroom One

15' 1" x 18' 7" ($4.60m\ x\ 5.66m$) Situated on the second floor having two front facing velux windows, a radiator and spotlights to the ceiling.

En Suite

Also situated on the second floor fitted with a shower & a bath, a hand wash basin, a WC and an

extractor fan. Having a front & rear facing velux window and underfloor heating.

Walk In Wardrobe

7' 5" into eaves x 13' 6" into eaves (2.26m into eaves x 4.11m into eaves) Having a front facing velux window and a radiator.

Bedroom Two

10' 8" x 12' 7" (3.25m x 3.84m) Having a front facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

Bedroom Three

14' 3" x 9' 5" (4.34m x 2.87m) Having a front facing double glazed window, a radiator and a built in storage cupboard.

Bedroom Four

10' 10" into recess x 9' 8" (3.30m into recess x 2.95m) Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a rear facing double glazed window and an extractor fan.

Outside

To the front of the property is a drive & a garage providing off road parking along with a lawned garden.

To the rear of the property is a well presented enclosed lawned garden with a patio area.





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Moor Lane South, Ravenfield Rotherham

- STUNNING four bedroom stone barn conversion
- Beautifully presented and spacious accommodation over three floors
- Situated in a highly sought after area
- Drive & garage providing off road parking
- Delightful gardens & patio

Tenure: Freehold EPC Rating: C

£425,000





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Property Ref: RTF116020 - 0005 1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

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