

**ON HOLD**



**Doncaster Road, Goldthorpe**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**£625 pcm**



## Doncaster Road, Goldthorpe

2 Bedrooms, 1 Bathroom

£625 pcm

Date available: Available Now

Deposit: £721

Unfurnished

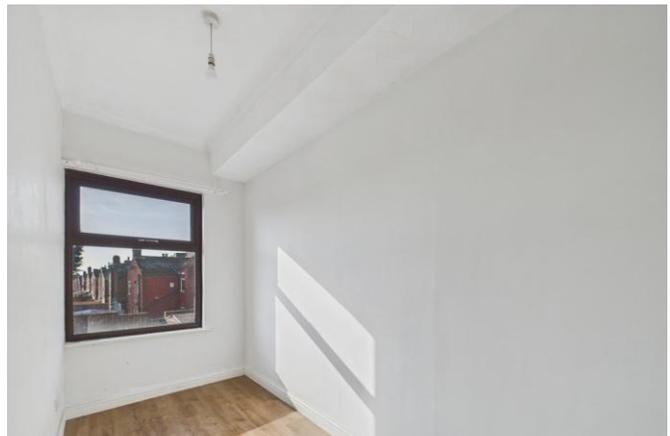
Council Tax band: A

- Spacious living room
- Well-sized kitchen
- Generous rear garden
- Main bedroom with storage
- Close to schools and shops
- Excellent transport links
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Situated in the heart of Goldthorpe, this two-bedroom mid-terrace home offers a fantastic opportunity for a range of renters. With excellent access to local amenities, schools, shops, and transport links, it provides convenience alongside comfortable living spaces. The property features a spacious living room, a well-proportioned kitchen, and a generous rear garden, making it an ideal choice for those looking for a home with both indoor and outdoor space.

The entrance leads directly into a welcoming living room, offering a well-sized space for relaxation. With room for a variety of furniture layouts, it's a versatile area that can be easily adapted to suit different needs. The large front-facing window allows natural light to brighten the room, creating a pleasant and comfortable atmosphere.

The kitchen, located at the rear of the property, provides ample space for cooking and dining. With a range of fitted units, worktop space, and room for appliances, it is both practical and functional. The layout ensures easy access to storage and preparation areas, making mealtimes simple and efficient. A door





from the kitchen leads out to the rear garden, offering the perfect connection between indoor and outdoor spaces.

Upstairs, the main bedroom is a standout feature of the home, offering substantial storage space. Whether used for clothing, extra household items, or as a wardrobe space. The second bedroom is well-sized and can serve as a guest room, children's room, or even a home office, depending on requirements.

The rear garden provides a mixture of lawned and paved areas, offering a great balance of greenery and usable outdoor space. Whether used for relaxing, entertaining, or as a safe play area, the garden is a fantastic addition to the home.

Goldthorpe offers a range of amenities within easy reach, including supermarkets such as Tesco and Aldi, as well as a variety of local shops and services. Schools in the area, including Goldthorpe Primary Academy and Astrea Academy Dearne, are well-

regarded and conveniently located for families.

For those who commute, the property benefits from excellent transport links. Goldthorpe train station provides connections to Rotherham, Doncaster, and Bamsley, while nearby road links, including the A635 and A1(M), make travel across the region straightforward.

With spacious living areas, a generous rear garden, and easy access to local facilities and transport, this home offers both comfort and convenience in a well-connected location.



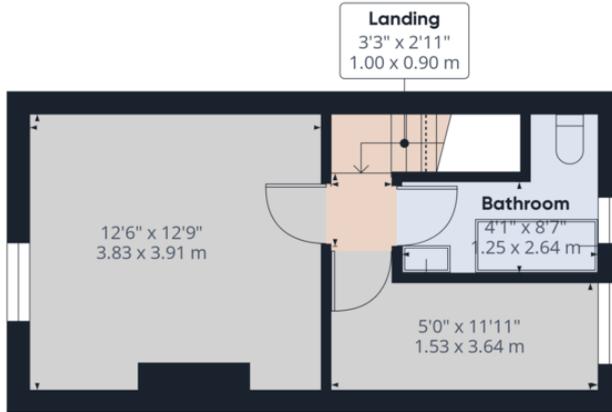


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		





Ground Floor



Floor 1

Approximate total area<sup>m</sup>

587.93 ft<sup>2</sup>  
54.62 m<sup>2</sup>

Reduced headroom

10.42 ft<sup>2</sup>  
0.97 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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