

FOR SALE



Lady Oak Way, Herringthorpe
Asking Price Of £60,000


MARTIN&CO



Lady Oak Way, Herringthorpe

1 Bedroom, 1 Bathroom

Asking Price Of £60,000

- One bedroom
- Quarter house
- No chain
- Allocated parking
- Cul de sac

Tucked away in a quiet residential pocket of Herringthorpe, Lady Oak Way is a low-maintenance property that offers a practical and well-thought-out layout, ideal for someone looking for a manageable space with excellent access to daily amenities. Offered with no onward chain, this home could be well suited to first-time buyers, those looking to downsize, or even investors considering a rental opportunity. Set within a cul-de-sac position, this quarter house is laid out in an "upside down" fashion, meaning the living space is found on the upper level, allowing for added privacy and light. On arrival, the entrance hall sits at ground level, leading directly into a double bedroom. A built-in store cupboard provides useful space for belongings, keeping the room uncluttered and functional. Adjacent to the bedroom, the bathroom is fitted with a white three-piece suite, offering a clean and straightforward finish. Moving upstairs, the open plan layout offers a sense of space and flexibility, with defined zones for cooking, dining and relaxing. The kitchen is fitted with a selection of beech-effect wall and base units and includes an integrated oven, hob, and extractor fan. There's room for additional appliances and enough workspace for everyday meal prep. The living area is naturally bright, thanks to the French-style doors which open onto a Juliet balcony – a feature that



brings in natural light and offers a connection to the outdoors without the need for a traditional garden or patio.

There is an allocated parking space included with the property, which adds convenience, especially given the good transport links nearby. Regular bus services run through Herringthorpe into Rotherham town centre and surrounding areas, and the property sits just a short drive from the A630 and A6123, making commuting straightforward whether by car or public transport.

The surrounding area is well-established and caters well for daily needs. For shopping, there's a Morrisons just a few minutes away on Muntz Street, as well as an Iceland and a Co-op on nearby Herringthorpe Valley Road. Rotherham town centre itself, only around two miles away, offers a wider range of retailers, cafes, and essential services.

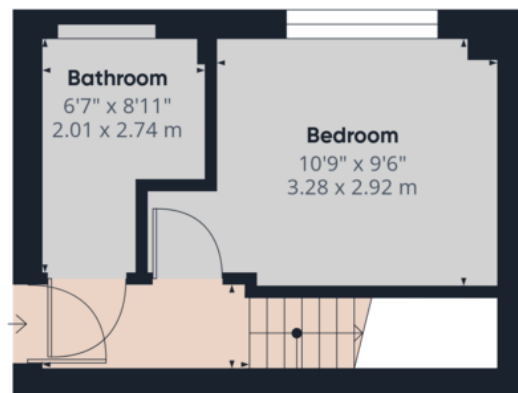
For those who enjoy green space, Clifton Park is also close by, with its landscaped gardens, walking routes, museum, and leisure centre – a popular destination for locals looking for somewhere to walk, relax, or spend time with family and friends.

In terms of education, the area is served by several well-regarded schools. Herringthorpe Junior School and St Bernard's Catholic High School are both within walking distance, and Rotherham College is easily accessible for further education.

This property offers a practical layout in a convenient location, and with no chain involved, the buying process can be more straightforward. Ideal for someone looking for something that's easy to maintain, with just enough space to live comfortably without the upkeep of a larger home.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Hallway
8'0" x 3'5"
2.45 x 1.05 m

Ground Floor



Approximate total area⁽¹⁾

419 ft²
38.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

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