

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hoodhill Road

Harley, Rotherham, S62 7US

Offers In Excess Of £300,000 -  
£325,000

- 3 BED DETACHED
- PEACEFUL VILLAGE LOCATION
- HOSTING A LARGE CORNER PLOT
- WELL LANDSCAPED GARDENS FRONT AND BACK
- GOOD COMMUTER LOCATION

 3  3  2  TBC

- NO UPWARD CHAIN
- BLANK CANVAS READY TO PUT YOUR STAMP ON IT
- OPEN PLAN KITCHEN/DINER
- AMPLE OFF ROAD PARKING PLUS GARAGE
- COUNCIL TAX BAND D

Tel: 0114 257 8999

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Offers In Excess Of £300,000 - £325,000



GUIDE PRICE £300,000 - £325,000. NO UPWARD CHAIN! STEP INSIDE THIS SIZEABLE 3 BED DETACHED PROPERTY HOSTING A GENEROUSLY SIZED CORNER PLOT ON A POPULAR ESTATE IN THE TRANQUIL COMMUTER VILLAGE OF HARLEY. Located on a quiet estate this impressive family home sits close to the village and amenities of Wentworth, benefits from the shops and leisure facilities at Chapeltown and Hoyland, is surrounded by reputable schools, only minutes away from the M1 and has scenic walks through the Wentworth Estate on its doorstep The property boasts generous dimensions, neutral décor, plenty of storage, well landscaped gardens, ample off road parking and with no upward chain it is ready for you to move straight in and put your stamp on it! Briefly comprising entrance hall, downstairs WC, living room, dining room, kitchen, master bedroom with ensuite shower room, two good sized bedrooms and family bathroom. Must be seen to truly appreciate the location, the plot and the further potential...Don't miss the opportunity to make this house your home!

## ENTRANCE HALL

Through a glazed composite door leads into a room entrance hall, a great cloakroom space, comprising wall mounted radiator, stairs rising to the first floor and doors leading to the living room and downstairs WC.

## DOWNSTAIRS WC

A handy addition to any busy household, this contemporary downstairs toilet comprises low flush WC, white pedestal sink, wall mounted radiator and frosted uPVC window.

## LIVING ROOM

A spacious living area drenched in natural light through a large front facing uPVC window, also boasting a white fireplace with marble surround and gas coal effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising laminate flooring, wall mounted radiator, large built in under stairs storage cupboard, aerial point, telephone point and door leading into the kitchen/diner.

## DINING ROOM

A generously sized dining space hosting uPVC French doors opening directly out onto the patio creating a great social space, wall mounted radiator and archway opening out into the kitchen area.

## KITCHEN

Hosting an array of light wood wall and base units providing plenty of storage space, contrasting light grey work surfaces, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, inset stainless steel gas hob, electric oven and extractor hood above, under counter space and plumbing for a washing machine, space for a tall fridge/freezer, wall mounted boiler, uPVC window over looking the garden and opening out into the dining area, ideal for enjoying meals with family and friends

## LANDING

Comprising built in airing cupboard, uPVC window, loft hatch leading to a partially boarded loft with sockets and doors leading to all bedrooms and bathroom.

## BEDROOM 1

A well presented master bedroom hosting laminate flooring, wall mounted radiator, a large front facing uPVC window and door leading to the ensuite shower room.

## ENSUITE SHOWER ROOM

Comprising shower cubicle with plumbed in shower, low flush WC, white pedestal sink, wall mounted radiator and frosted uPVC window.

## BEDROOM 2

A further good sized double bedroom comprising wall mounted radiator and rear facing uPVC window.

## BEDROOM 3

Currently used as a home office, but could be used as a single bedroom or nursery, comprising laminate flooring, wall mounted radiator and rear facing uPVC window.

## BATHROOM

A fresh family bathroom, hosting a bath, white pedestal sink, low flush WC, wall mounted radiator, extractor fan and frosted uPVC window.

## GARAGE

Offering that secure parking or extra storage we all crave, complete with up and over door, lighting, sockets and further eaves storage.

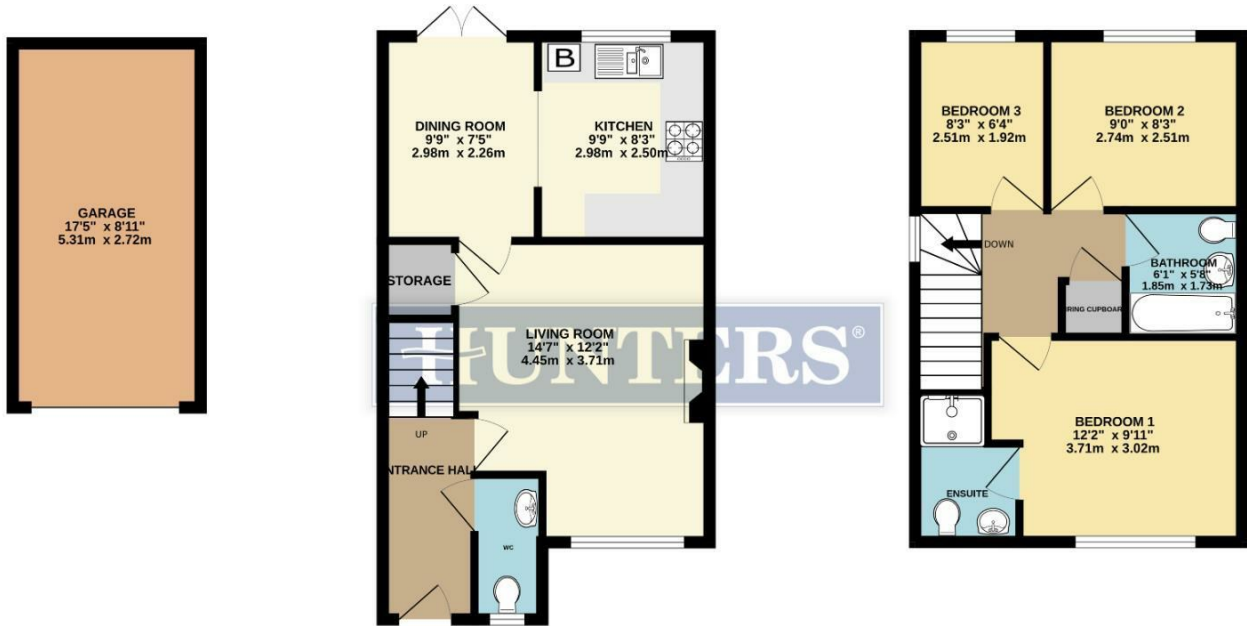
## EXTERIOR

Hosting an impressive corner plot, the front of the property boasts great kerb appeal with well stocked flower beds adding splashes of colour throughout the year, neat lawns, an extensive driveway providing off road parking for at least three cars and lighting. To the rear of the property is a fully enclosed, well landscaped, sun drenched garden, hosting a slabbed patio; perfect for entertaining in the summer months, neat lawn, well established borders with an array of plants and trees.

# Floorplan

GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



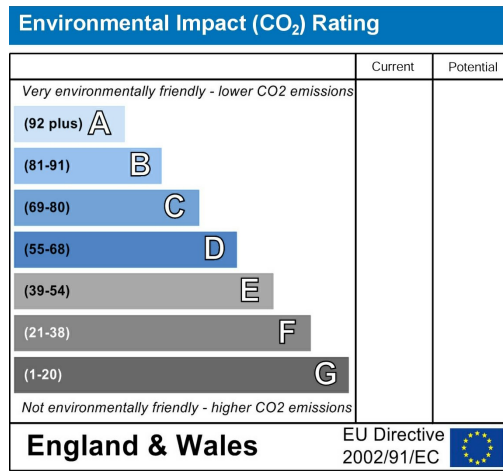
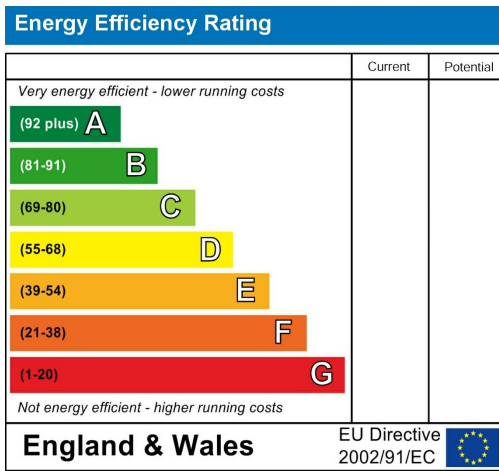
TOTAL FLOOR AREA: 939 sq.ft. (87.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Graph



## Viewing

Please contact our Hunters Chapelton Office on 0114 257 8999 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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