



## Occupation Road

Harley, Rotherham, S62 7UF

Guide Price £130,000 - £140,000



- 2 BEDROOM STONE COTTAGE
- READY TO MAKE IT YOUR OWN
- INTERNAL UPGRADES REQUIRED
- LOW MAINTENANCE, FULLY ENCLOSED GARDEN
- COUNCIL TAX BAND B

- NO UPWARD CHAIN
- IDYLIC COMMUTER VILLAGE SETTING
- GOOD DIMENSIONS
- OUTDOOR STORE ROOM

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**NO UPWARD CHAIN! GUIDE PRICE £130,000 - £140,000. THE PERFECT INVESTMENT OR FIRST STEP ON THE LADDER!** This delightful 2-bedroom stone terrace offers a fantastic opportunity for those looking to settle in a good commuter location, ideal for those who need to travel for work or leisure, situated only a short stumble to the local pub, on the periphery of the picturesque Wentworth Estate with plenty of scenic walks, close to an array of amenities, minutes away from the M1 and with direct roads leading to Rotherham, Sheffield and Barnsley.

Nestled in the charming village of Harley, this property provides a wonderful chance for you to put your own stamp on it. With internal upgrades required, you have the freedom to tailor this house to your own tastes and preferences, creating a space that truly reflects your personality and style.

Briefly comprising living room, breakfast kitchen, bathroom and two good sized bedrooms.

Don't miss out on the chance to transform this house into your dream home. Embrace the potential that this property holds and make Occupation Road your new address in the heart of Rotherham.

## LIVING ROOM

13'01 x 12'03 (3.99m x 3.73m)

A glazed uPVC front door leads into a light and airy living room, hosting a charming feature fireplace with a contemporary electric flame effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising aerial point, telephone point, wall mounted radiator, front facing uPVC window and double doors opening out into the kitchen, creating a great social space.

## KITCHEN

12'10 x 13'10 (3.91m x 4.22m )

Hosting an array of light wood wall and base units providing plenty of storage space, contrasting work surfaces, inset stainless steel sink and drainer with matching mixer tap, integrated electric oven, 4 ring gas hob, stainless steel extractor hood above, under stairs space and plumbing for washing machine, rear facing uPVC window overlooking the courtyard and uPVC door leading into garden.

## BATHROOM

5'08 x 8'11 (1.73m x 2.72m)

A generously sized bathroom, fully tiled in natural tones around the bath with chrome shower over, modern white pedestal sink unit, low flush WC, extractor fan, wall mounted radiator and frosted uPVC window.

## BEDROOM 1

13'1 x 12'08 (3.99m x 3.86m)

A large master bedroom, drenched in natural light through a front facing uPVC window, hosting a wall of sliding wardrobes offering that extra storage space we all crave, aerial point, telephone point and wall mounted radiator.

## BEDROOM 2

10'04 x 8'02 (3.15m x 2.49m)

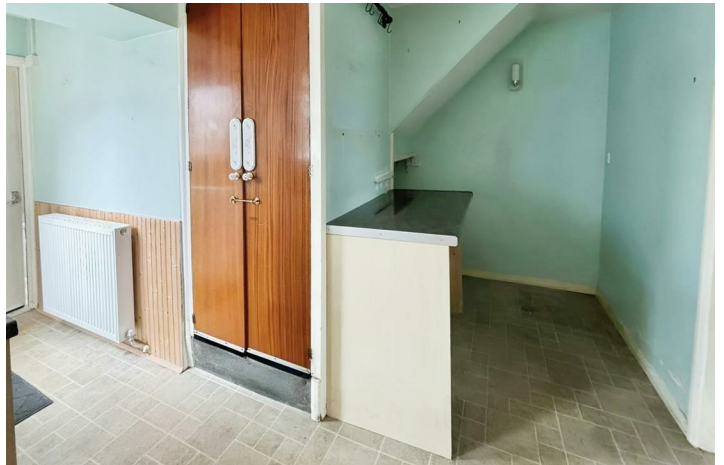
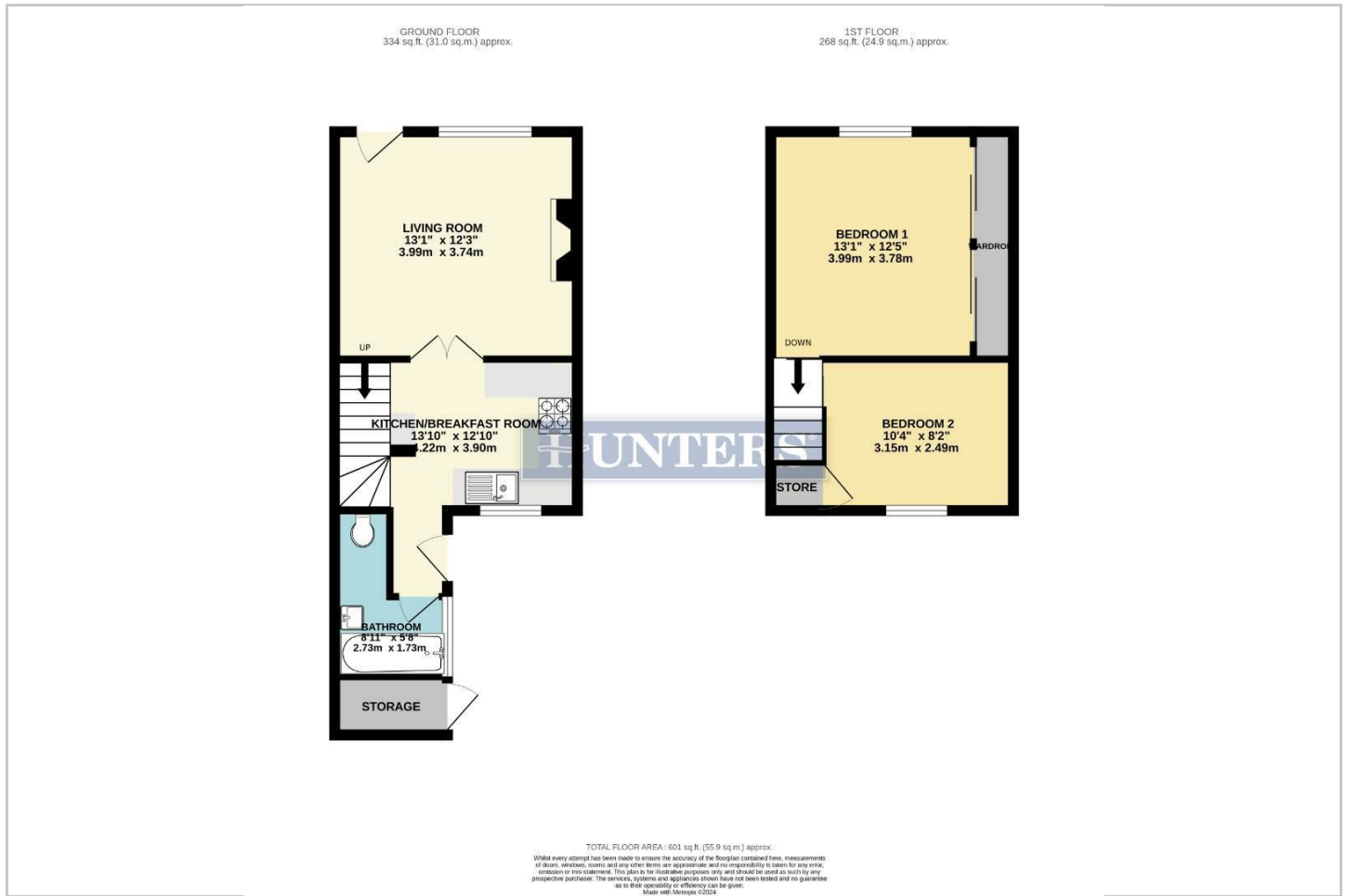
A good sized double bedroom, home office or nursery, hosting a built in storage cupboard that also houses the combi boiler, comprising wall mounted radiator, aerial point and rear facing uPVC window.

## Exterior

Immediately to the rear of the property is a fully enclosed, low maintenance paved courtyard, the

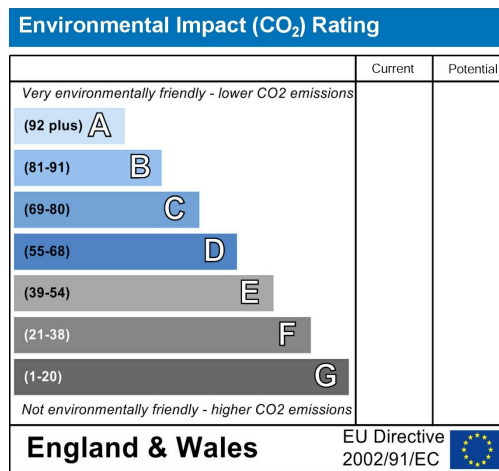
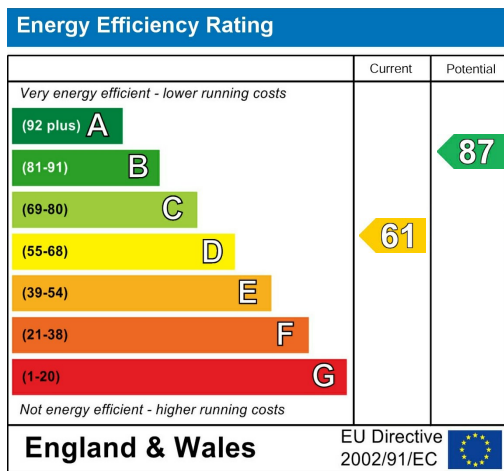
perfect spot to entertain in the summer months. or sit and relax after a long day. A uPVC door leads to a large storage cupboard, perfect for those extra items. Ample on street parking is available at the front of the property.

# Floorplan





## Energy Efficiency Graph



## Viewing

Please contact our Hunters Chapeltown 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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