



19 St. Helens Close, Thurnscoe, Rotherham, S63 0RD

**Asking Price £275,000**

Ideally situated at the head of this cul-de-sac within this much sought after location is this Three bedroom detached bungalow. Offered with no onward chain, the property hosts an air to water central heating system, benefits from being fully double glazed and good sized gardens. With attractive driveway with parking for a number of vehicles leading to the detached garage, an early viewing is essential.

## Merryweathers

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## Thurnscoe

Thurnscoe is a village in the metropolitan borough of Barnsley in South Yorkshire, England. Thurnscoe's oldest building is the Church of St. Helen on High Street, built in 812 by the Saxons and rebuilt in 1087 by the Normans.

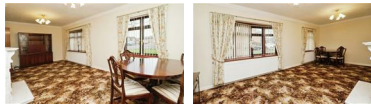
## Heating System

An air to water heat pump is a device that specifically creates heat for your heating or hot water system. Unlike an air conditioning unit (commonly referred to as an air-to-air heat pump), which can both cool and deliver heat, an air to water heat pump focuses solely on heating. There are 16 solar panels to the property. All documents are available to be viewed within the property upon viewing. The income generated from the solar panels contributes towards the running costs of the property.

## Entrance Hallway

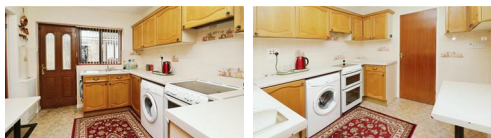
With a side facing entrance door, with a hallway giving access to the accommodation. With useful storage cupboards and loft access, to a large loft space creating a large storage area.

## Lounge / Dining Room 11'10" x 21'9" (3.62 x 6.64)



Dual aspect reception room with two front facing double glazed windows, central heating radiator and the focal point of the room being the decorative fireplace with gas fire inset (capped off)

## Kitchen 9'11" x 8'10" (3.04 x 2.70)



Set beneath the side facing double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with space and plumbing for an automatic washing machine. With a side facing entrance door and fully tiled walls.

## Principal Bedroom 9'8" x 11'10" (2.97 x 3.63)



With a rear facing double glazed window and central heating radiator.

## Bedroom Two 9'5" x 10'6" (2.89 x 3.21)



With a rear facing double glazed window and central heating radiator.

## Bedroom Three 9'5" x 6'4" (2.89 x 1.95)



With a side facing double glazed window and central heating radiator.

## Bathroom 8'5" x 6'4" (2.57 x 1.95)



Hosting a four piece suite comprising of a panelled bath with separate shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## Garage

Secured by an electric roller door, hosting power and lighting within.

## External

An absolutely stunning driveway preceded this property providing parking for a number of vehicles. With detached brick built garage to the rear, there is a laid to lawn garden to the front and low maintenance garden to the rear with raised beds and garden shed.

## Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Air to Water

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Disconnected (could be easily re-engaged)

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining .

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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