



8 Foxmires Grove, Goldthorpe, Rotherham, S63 9GS

Guide Price £140,000

GUIDE PRICE £140,000 - £145,000

Sitting pretty at the head of this cul de sac, ideal for the first time buyer is this Two double bedroom starter property. Offered with impressive standards within, with modern kitchen and bathroom suites, the property has been owned from new by the current vendor also being recently improved. The rear garden has also been redesigned, with stone patio and artificial lawn with garden shed. The property also hosts a driveway providing off road parking for more than one vehicle.

Merryweathers

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Goldthorpe

Goldthorpe is a village within the Metropolitan Borough of Barnsley, in South Yorkshire, England. Historically part of the West Riding of Yorkshire, it was anciently a small medieval farming village, Goldthorpe is recorded in the Domesday Book.

Entrance Hallway

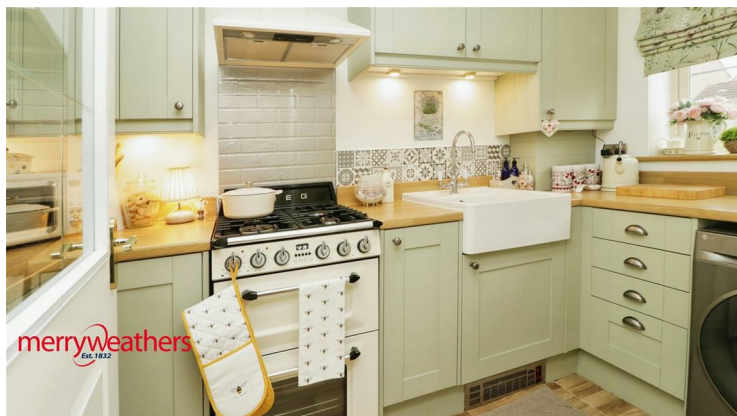
With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation.

Downstairs WC



With a low flush WC, wash hand basin and central heating radiator, with opaque window.

Kitchen 5'6" x 10'9" (1.70 x 3.30)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a gas cooker with extractor above. There are integrated items to include a fridge and freezer and space and plumbing for an automatic washing machine. There is a front facing window, central heating radiator and access to the entrance hallway.

Lounge 12'4" x 14'7" (3.77 x 4.45)



With rear facing upvc french doors entering the attractive rear garden, laminate floor covering, central heating radiator and storage cupboard.

Landing

With loft access and side facing window.

Principal Bedroom 10'4" x 10'0" (3.16 x 3.05)



With a rear facing upvc window, central heating radiator and attractive range of fitted wardrobes.

Bedroom Two 12'3" x 8'10" (3.74 x 2.71)



With two front facing upvc windows and central heating radiator.

Bathroom



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

External



With off road parking for more than one vehicle, with gated access to the rear. To the rear is a low maintenance garden, with attractive stone patio, artificial lawn and garden shed.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End Town House

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

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

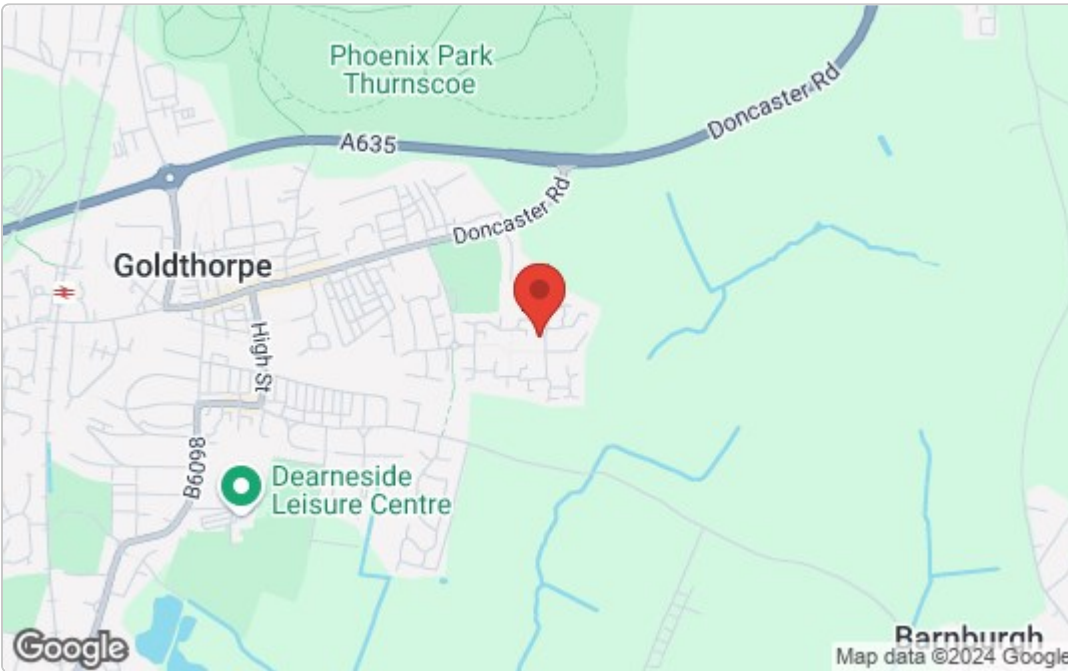
All buyers are advised to check the Coal Authority website to gain more information on if this property is

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