



25 Market Square, Goldthorpe, Rotherham, S63 9HD

Guide Price £150,000

*** GUIDE PRICE £150,000 - £155,000 ***

Offered to the open market with no onward vendor chain is this family sized traditional three bedroom semi detached property. With extensive gardens to the rear enjoying a south westerly aspect with the option of adding off road parking. Situated upon this no through road, offering a degree of privacy, ideally situated for the commuter with ease of access to the Dearne Valley Parkway.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

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.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

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 - On Road

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.

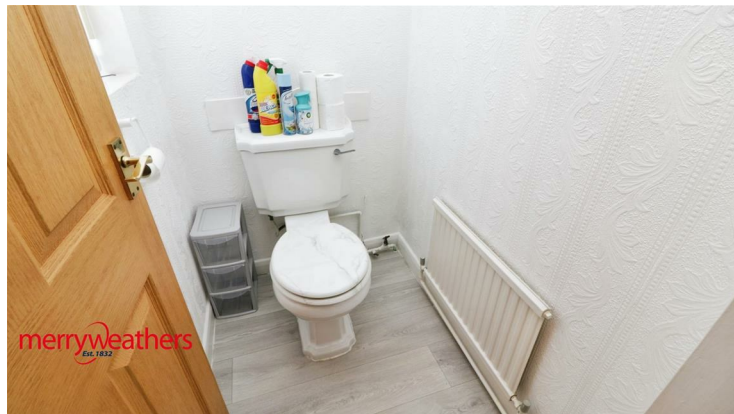
<https://www.groundstability.com/public/web/home.xhtml>

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

Entrance Hallway

With a front facing upvc 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.

Dining Room 12'0" x 10'0" (3.66 x 3.06)



With a front facing upvc window and central heating radiator

Sitting Room 13'11" x 12'4" (4.25 x 3.78)



Hosting a stunning multi fuel burner, central heating radiator and access to the orangery.

Orangery 9'10" x 7'5" (3.01 x 2.27)



Built upon a brick base with upvc glazing to include a

side facing entrance door and enjoying views over the rear garden.

Kitchen 8'5" x 12'4" (2.58 x 3.77m)



Set beneath the UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel 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 and central heating radiator with breakfast bar.

Principal Bedroom 12'0" x 12'4" (3.68 x 3.77)



With rear facing upvc window and central heating radiator.

Bedroom Two 11'11" x 9'11" (3.65 x 3.03)



With a front facing upvc window and central heating radiator.

Bedroom Three 7'2" x 6'5" (2.20 x 1.98m)



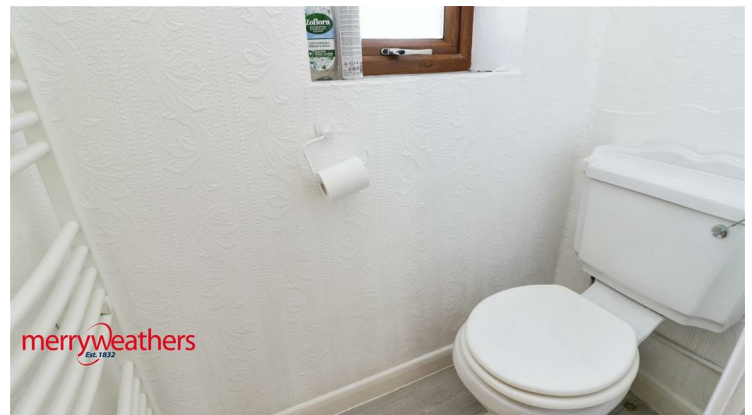
Originally the bathroom, hosting a side facing upvc window, and central heating radiator. This could easily be converted back into a bathroom to provide three double bedrooms.

Bathroom 7'5" x 10'5" (2.28 x 3.18)



Hosting a three piece suite comprising of a panelled bath with separate thermostatic shower and pedestal hand wash basin. With central heating radiator and rear double glazed window.

Seperate WC



With low flush WC and upvc window.

External



Surrounding the property are immaculate and well maintained laid to lawn gardens with well stocked borders. To the rear is a prefabricated shed hosting power. There is an option to create off road parking to the rear.

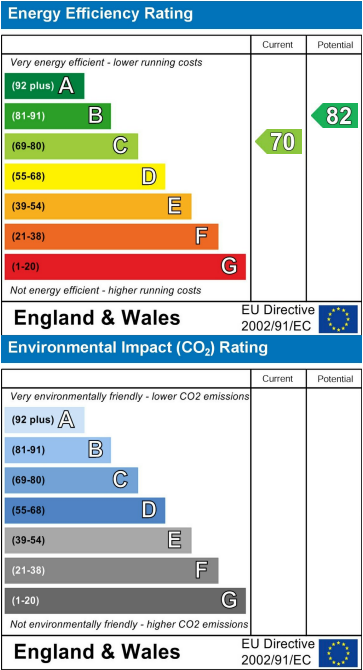
Floor Plan



Area Map



Energy Efficiency Graph



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