



5 Astoria Close, Goldthorpe, Rotherham, South Yorkshire, S63 9GQ

£850 PCM

Come and take a look at this fantastic family home located on the popular development on the outskirts of Goldthorpe. Modern and spacious throughout. The location is perfect for access to local amenities including primary schools, a range of shops, doctors, train station and bus routes. Ideal for motorway access with the A1 nearby and also links to Doncaster and Barnsley. Don't miss out on this one.

Entrance Hall



Front entrance door leading into the hallway. Stairs to the first floor landing.

Lounge 11'5" x 10'4" (3.49m x 3.16m)



Overlooking the front aspect with double glazed window and central heating radiator open plan aspect through to the dining kitchen

Kitchen diner 13'7" x 7'8" (4.15m x 2.34m)



Well appointed and presented fitted Kitchen. Contemporary wall and base units with worktop space over and fitted single drainer sink unit with mixer tap. Fitted with a range of integrated appliances. Four ring gas hob with extractor over, built in oven and microwave. Integrated fridge freezer, dishwasher and washer dryer. Tiled splash backs. Double glazed double doors leading to the rear aspect garden.

Cloakroom



Fitted with a matching two piece suite in white comprising a low level wc and wash hand basin. Full height tiling to two walls, central heating radiator.

Bedroom One 13'6" x 8'1" (4.14m x 2.48m)



Tastefully decorated Master Bedroom with double glazed windows overlooking the front aspect and central radiator.

Bedroom Two 10'3" x 6'4" (3.13m x 1.94m)



Second double bedroom with double glazed window to the rear aspect and central heating radiator.

Bedroom Three 7'2" x 6'10" (2.19m x 2.10m)



Third bedroom with double glazed window and central heating radiator

Bathroom



Fitted with modern matching three piece suite in white comprising a low level wc, vanity wash hand basin and panelled bath with mixer shower and hand held shower, feature tiled surround and double glazed window. Heated towel rail.

External



To the outside there are gardens to the front and rear. The rear being mainly lawned and enclosed. Enclosed by timber fencing whilst the front is a small open plan area and again laid mainly to lawn. and tarmac driveway allowing for off road parking.

Tenancy Information

Rent: £850.00
Bond: £980.00
Holding Deposit: £196.00
EPC Rating: C
Council Tax Band: B
Property Type: Town house
Tenure: Freehold
Parking Type: Driveway
Restrictions: N/A
Construction Type: Standard
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
Gas Type: Mains
Electricity Supply: Mains
Building Safety: N/A
Rights and Easements: N/A
Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants 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>

Planning Permissions: N/A

Accessibility Features: N/A

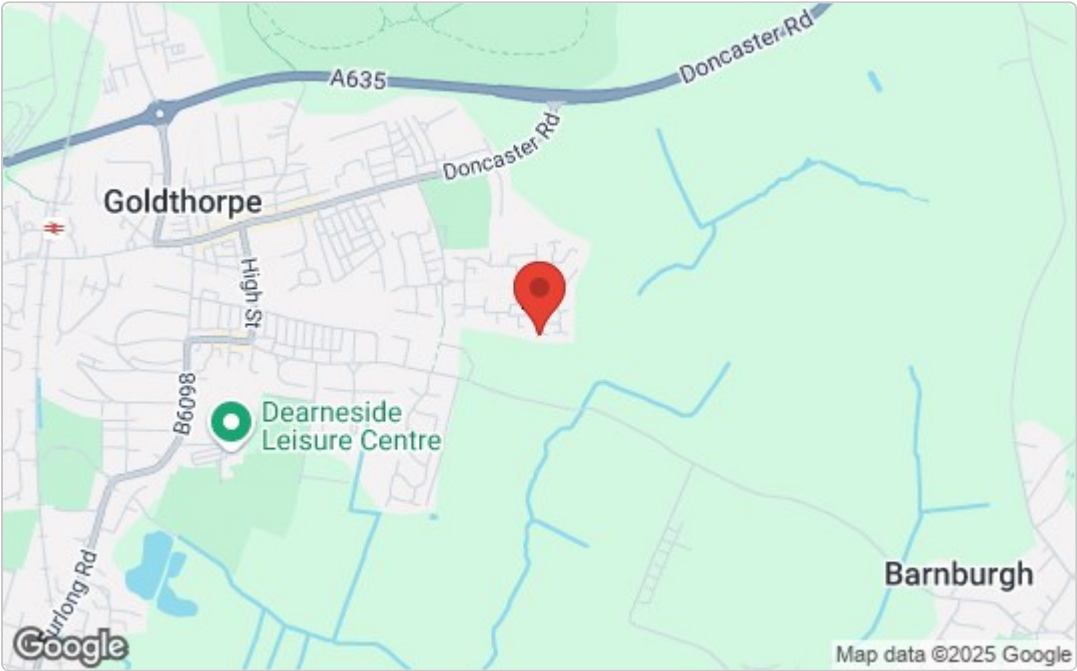
Coal Mining Area: South Yorkshire is a coal mining area

All tenants 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>

Floor Plan

Area Map



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Energy Efficiency Graph

