



33 Foxmires Grove, Goldthorpe, Rotherham, South Yorkshire, S63 9GS

**Asking Price £215,000**

Offering high quality luxury accommodation for a modern family, the excellent three bedroom family home must be seen to fully appreciate. Situated to be within this ever popular location providing envious commuter links, the property itself has been maintained to an immaculate standard, with extended living accommodation to the rear and impressive rear enclosed gardens. An early inspection is thoroughly recommended.



## 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 - C

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 - 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

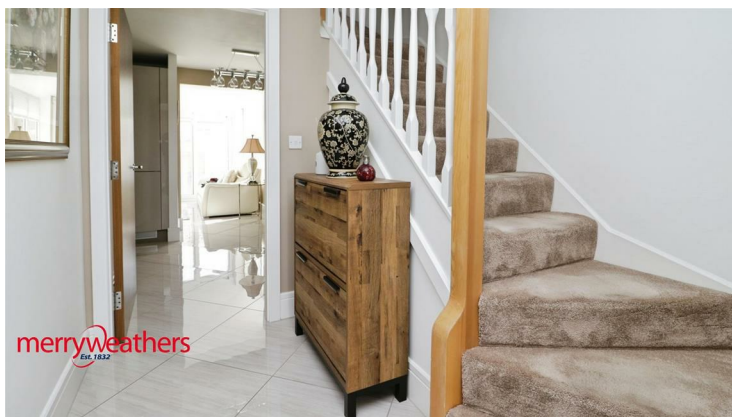
Coal mining area South Yorkshire is a mining area

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.

## Entrance Hallway



Accessed via the front composite door, with porcelain floor tiles, central heating radiator, stairs to the first floor accommodation.

## Dining Room 8'0" x 17'11" (2.45m x 5.48m)



With front facing double glazed window, central heating radiator and panelled feature wall.

## Breakfasting Kitchen 16'0" x 10'6" (4.89m x 3.21m)



Featuring a fully fitted kitchen comprising a range of high quality wall and base units with stainless steel sink inset to worktops with matching upstands. Gas hob with hood over, integrated electric oven, washing machine and fridge freezer. Porcelain floor tiling.

## Orangery 12'5" x 9'5" (3.79 x 2.89)



With a continuation of the porcelain floor tiles from the kitchen, this comfortable additional room has a full roof and double glazed windows providing all year round accommodation, with French doors opening onto the rear garden. The windows and doors feature fitted venetian blinds.

**Lounge Reception Room 16'0" x 11'1" (4.90m x 3.39m)**



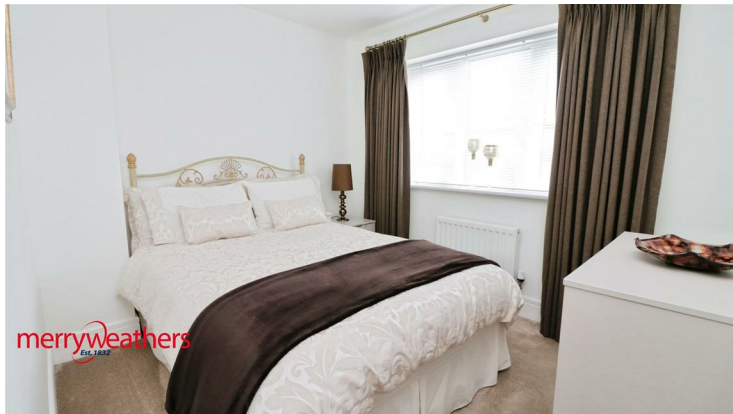
With front facing window and French doors opening to a Juliet balcony which has a stylish Smoked glass balustrade.

**Bathroom**



Featuring a white suite comprising WC, hand wash basin, and bath with mains shower over and full height splashback tiling to bath adjacent walls. Chromed ladder style towel heater, tile flooring,, inset ceiling lighting, extractor fan.

**Bedroom Two 9'7" x 8'7" (2.93m x 2.64m)**



Rear facing with double glazed window, central heating radiator.

**Bedroom Three 6'1" x 7'3" (1.86m x 2.21m)**

Rear facing with double glazed window. With fitted wardrobes and drawer unit. Currently utilised as a dressing room.

**Principal Bedroom 12'9" x 14'6" (3.91m x 4.43m)**



With two front facing skylight Velux windows, high quality fitted wardrobes, central heating radiator. Loft access hatch with attached ladder, boarding, and lighting.

**Ensuite Shower Room**



With hand wash basin, WC and cubicle with mains fed shower. Splashback tiling and tiled floor. Chromed ladder style towel heater, extractor.

**Ground Floor WC**



Fitted with white WC and hand wash basin and splashback tiling, along with porcelain floor tiles. front facing double glazed window, extractor fan, central heating radiator.

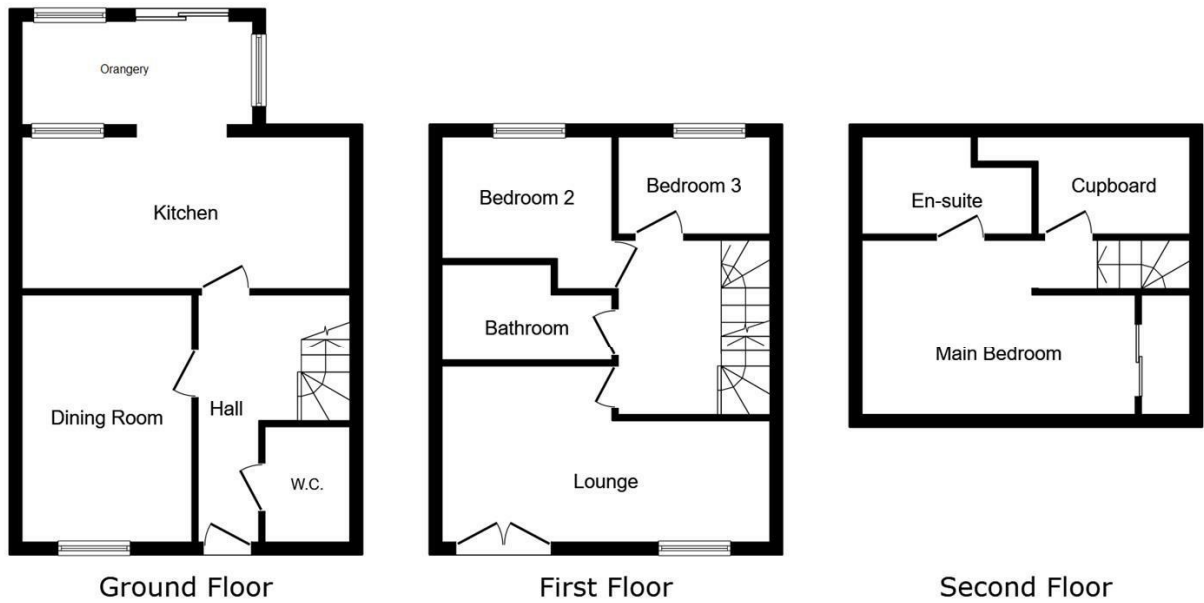
**External**

The front of the property is beautifully presented, with a 'fence' of stainless steel and smoked glass panels around a lawn of artificial grass with porcelain tile pathway and planted flower border, and a driveway for

one family car. There is also ample communal parking across the road.. The fully landscaped rear garden is a superb area for entertaining, having two areas of artificial lawn, porcelain tile pathways and patio area. Garden lighting adds to the ambience, and there is a garden shed which has its own power supply.

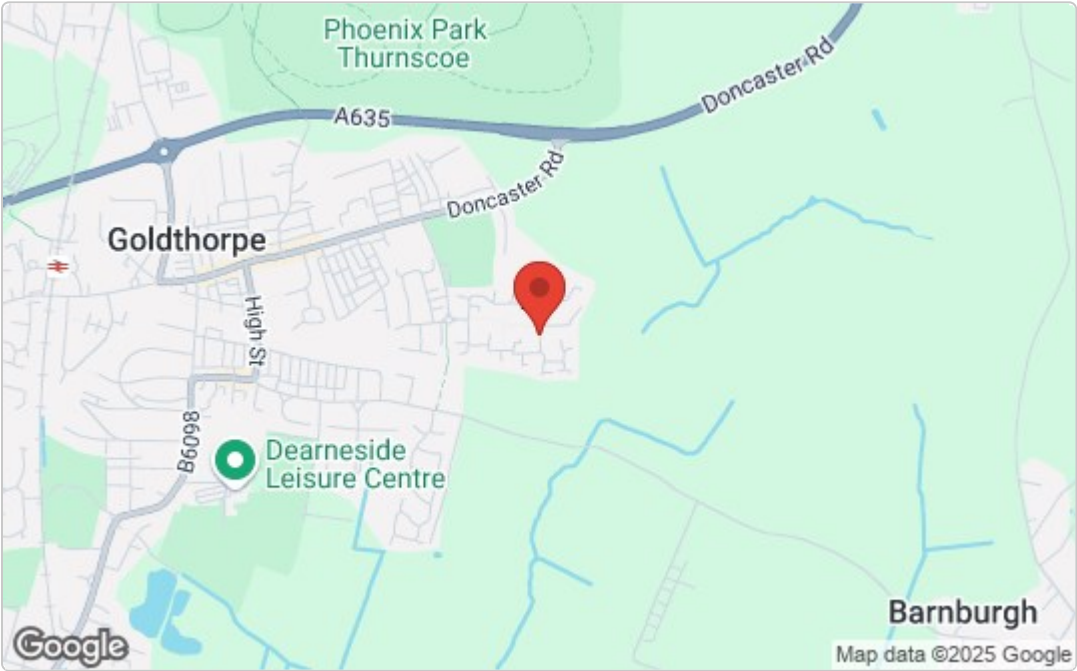


Floor Plan



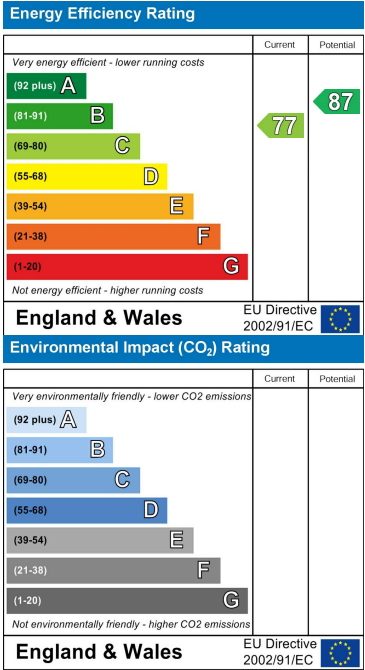
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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