



Bank Top Road, Herringthorpe



Guide Price £260,000 to £270,000

This extended FOUR bedroom bay windowed semi-detached is situated within a desirable residential location which is close to transport links, shops and schools making it the PERFECT FAMILY PURCHASE. It comes with two Reception Rooms, a fitted bay windowed Kitchen, Separate Utility Room, downstairs WC, and has four GENEROUS BEDROOMS so no squabbling over the third. It also comes with a fully block paved driveway to an INTEGRAL GARAGE with the rear having a fabulous split level garden with ample raised patio seating space and a versatile brick built store (former garage) which could easily be used as a Garden Room or HOME OFFICE. EPC to follow



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ACCOMMODATION

- Extended FOUR Bedroom Semi-Detached
- Sizeable rear Garden with Large Brick Store - IDEAL FOR HOME OFFICE / GYM
- Two Reception Rooms, Downstairs WC
- Bay Windowed Kitchen, separate Utility Room
- Generous Bedroom Sizes, Integral Garage
- Desirable Location - IDEAL FAMILY PURCHASE



GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1414 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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