



Elmhirst Drive, Herringthorpe



This Spacious Bay Window Semi-Detached Home sits within Beautifully Maintained Gardens, being just a short walk to the amenities of Stag and Brecks, and with excellent public transport links.

The property in brief comprises; Entrance Hall \* Lounge Diner with Patio Doors \* Kitchen with Integral Appliances & Pantry \* Two Double Bedrooms, both with Fitted Wardrobes \* Bathroom \* Generous Rear Lawn Garden and Patio \* Front Garden, Driveway and Garage.

Offers in the region of: £200,000



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## ACCOMMODATION

- Well Presented & Spacious Semi-Detached Home
- Two Double Bedrooms with Fitted Wardrobes
- Open Plan Lounge Diner with Patio Doors
- Kitchen with Integral Appliances & Pantry
- Beautifully Maintained Gardens & Patio
- Driveway & Garage
- Walking Distance to the Amenities of Stag & Brecks
- FREEHOLD / Council Tax Band B



GROUND FLOOR  
358 sq ft. (33.2 sq.m.) approx.

1ST FLOOR  
357 sq ft. (33.2 sq.m.) approx.



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TOTAL FLOOR AREA: 715 sq ft. (66.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the Bartons provided floor measurements, it should be noted that these are only approximate and no responsibility is taken for any errors. Measurements are taken to the center of the wall unless otherwise stated. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.  
Mark Westborough 02022

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