



Main Street, Ravenfield



Guide Price £220,000 to £225,000 -

This attractive GRADE II listed stone built mid terrace property dating back to the mid 19th Century and many endearing original features as you would expect, with exposed wooden beamed ceilings, enchanting rear Courtyard with the benefit of parking and garage located to the rear. Old Ravenfield is a much sought after semi-rural Village on the outskirts of Rotherham, rich in historical architecture, a picturesque rural community, known for thriving in Britain in Bloom: it won a prestigious gold medal in 2008. It oozes cottage charm and character, is beautifully presented throughout and briefly comprises of an open plan Lounge with feature stone built fireplace with MULTI FUEL BURNING STOVE, attractive Kitchen with built in appliances and large Belfast style ceramic bowl, a fabulous Master Bedroom, second bedroom with fitted wardrobes, attractive four piece bathroom with roll top bath and separate Shower Cubicle. This is an opportunity to acquire something that's a little bit special within a sought after Village location providing easy access to Wickersley, Rotherham, Sheffield, M1 and M18, motorway networks. Viewings strictly by appointment on 01709 515740.





ACCOMMODATION

- Attractive Stone Built Grade 2 Listed Cottage
- Semi-Rural Village Location Heaped in Architectural Heritage
- Character and Charm Throughout with Wooden Beams and Wood Burning Stove
- Relaxing and Welcoming Open Plan Lounge and Dining
- Attractive Kitchen with Integral Appliances and ~Belfast Style Sink
- Generous Main Bedrooms, Stylish Four Piece Bathroom Suite
- Unwind in its Fabulous Rear Courtyard
- Paring and Garage to the Rear



GROUND FLOOR
307 sq. ft. (28.5 sq. m.) approx.

1ST FLOOR
312 sq. ft. (29.0 sq. m.) approx.



TOTAL FLOOR AREA: 619 sq. ft. (57.5 sq. m.) approx.
While every effort has been made to ensure the accuracy of the figures, measurements of areas, distances and dimensions are approximate. Please note that we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. The services and equipment are only as shown and are not to be relied upon for any purpose. Please note that the figures are approximate and are not to be relied upon for any purpose. Please note that the figures are approximate and are not to be relied upon for any purpose.

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Energy performance certificate (EPC)

Property type	Energy rating	Energy class	Energy class
Mid terrace house	D	Energy class	Energy class

Property type: Mid terrace house
Total floor area: 619 sq. ft. (57.5 sq. m.) approx.

Rules on letting this property

Prospective buyers can find out if there is a minimum energy rating (A to E) for the property. If the property is not rated, the minimum energy rating is E. If the property is rated, the minimum energy rating is the rating shown on the certificate.

Energy rating and score

This property's energy rating is D. It has the potential to be C.