



Holmes Road Bramley Rotherham S66 1UU

Guide Price £210,000 to £220,000



- **OUTSTANDING Rear Extended Two Bedroom Semi-Detached - BRAMLEY**
- **Stunning Extended Lounge Reception with Feature Cast Iron Stove - IDEAL ENTERTAINMENT SPACE**
- **Smart Gloss Finish with Integrated Appliances and rear French Doors providing lots of Natural Light**
- **Fully Wall and Floor Tiled Contemporary Shower Room with Vanity Storage**
- **Pleasant end of cul de sac location, handy for Schools, Shopping, Pubs and Restaurants at The Tanyard**
- **Stylish Modern Breakfasting Kitchen Open Plan with the Living Areas**
- **Double Bedrooms with Built-in Wardrobes**
- **Enclosed Secure Garden with Bespoke Entertainment Enclosure**

Guide Price £210,000 to £220,000 - This two bedroom REAR EXTENDED semi-detached home is well maintained and beautifully appointed throughout. It sits nestled within a quiet no through road end of cul de sac position, in a fabulous location which is within easy reach of shops, pubs and restaurants at the Tanyard, is handy for schools and has commuter transport links all close by making a real ALL ROUNDER.

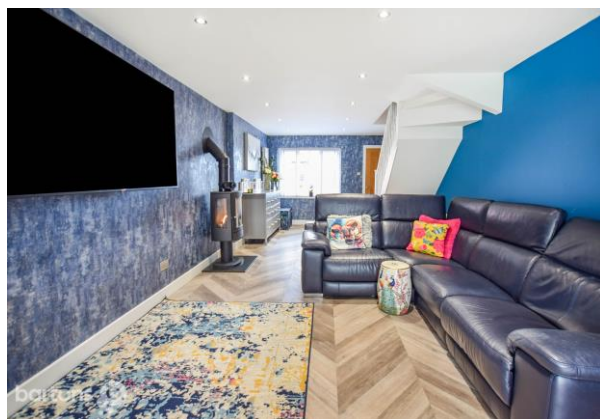
This perfect home has a feel of quality and versatility, and a great space to relax or entertain your friends and family. The rear extension accommodates a stylish OPEN PLAN Breakfasting Kitchen in a warm cream gloss finish with complimentary work tops which extend into a dividing peninsula Breakfast Bar seating area. It enjoys the natural light afforded by rear French doors and has integral appliances which include a mid-level electric oven and microwave, an induction hob, extractor fan, fridge and freezer. In the space vacated by the former Kitchen sits a large, versatile and most inviting extended Lounge / Sitting Room, all tastefully appointed with a staircase to the first floor, inset ceiling lighting lights, vertical radiator, a front aspect window and a central feature cast iron Gas Fired Stove. The front also has a handy Porch to insulate you from the colder weather.

The first floor has two double sized bedrooms, both with built-in wardrobes, and there is a stylish fully wall and floor tiled Shower Room which is appointed with a suite in white comprising of a modern vanity storage unit with inset sink, and a double width walk-in Shower with screen.

Externally, it doesn't disappoint. The front has a small low-maintenance lawn area and an extended driveway large enough to accommodate two vehicles. The rear is privately enclosed, laid to lawn and a safe space for the kids to play or for you to relax. To the side of the house is a wooden-built enclosure, an ideal entertaining space and currently doubles as a utility room having power points and lighting.

If you are looking for a turn key purchase, a home with plenty of living space with quality fixtures and fittings, a place to entertain or relax in equal measures, all within a desirable and most convenient location, then look no further!

**** Viewing Strongly Advised ** APPOINTMENT ONLY.**





Find an energy certificate (/)

English | Cymraeg

Energy performance certificate (EPC)

46, Holmes Road
Branley
ROTHERHAM
S66 1UU

Energy rating
D

Valid until: 26 November 2027

Certificate number: 8793-7229-5899-9543-4922

Property type Semi-detached house

Total floor area 55 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)





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Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

Mortgage Services - Make it a great move with a GR8 Mortgage.



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**