



Claypit Lane Rawmarsh Rotherham S62 5HF

Guide Price £190,000 to £200,000



- **Attractive Three Bedroom Semi-Detached Home**
- **Great Location, with Shops, Schools and Transport Links All Conveniently on the Doorstep**
- **Spacious Lounge, Superb Open Plan Modern Kitchen Diner**
- **Generous Plot with secure Off-Road Parking and a GARAGE**
- **Well Maintained and Tastefully Appointed Throughout**
- **Open Plan Living Areas - AN IDEAL HOUSE TO ENTERTAIN YOUR GUESTS**
- **Three Ample Bedrooms and a Family Bathroom with Corner bath and Shower Cubicle**
- **Enclosed rear Garden with Extensive Patio Seating Areas**

Guide Price £190,000 to £200,000 - Welcome to Claypit Lane, a most spacious beautifully presented and well-cared-for three-bedroom semi-detached property situated in a popular residential location within Rawmarsh.

This attractive home offers generous living space, tasteful décor, and a warm, inviting feel—ideal for first-time buyers, growing families, or anyone seeking a comfortable and move-in-ready home.

It comes with a generous living areas with large Lounge reception, an ideal place to relax, with folding doors which open into a fabulous OPEN PLAN Kitchen Diner. Once open you can really tell that this is a place to entertain, creating memories with your friends and family with an abundance of natural light flowing through rear patio French doors which open into the Garden and with a central Dining area. The Kitchen is appointed with a stylish range of wall base and drawer units in a smart gloss finish with contrasting work tops which extend into a dividing Breakfast Bar peninsular. Integrated appliances include a Range style cooker and extractor hood and an integrated Fridge and separate Freezer.

There are three ample sized first floor bedrooms and a wonderful family Bathroom with corner bath and separate Shower Cubicle.

Externally it occupies a generous plot with gardens to the front and rear. The front has secure wrought iron gates which open onto a generous driveway leading to an attached single Garage with an up and over door. The rear has a privately enclosed garden which is laid to lawn and is generously paved creating an extensive patio seating area, a place to relax and enjoy a BBQ or two!

Set in the heart of Rawmarsh, the property is ideally positioned close to local shops, schools, parks, and transport routes. Rotherham town centre and Parkgate shopping is easily accessible, making this an excellent base for commuters and families alike.

VIEWING ADVISED – APPOINTMENT ONLY





GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



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TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 quality or efficiency can be given.
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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**