



Huntington Way, Rotherham, S66 8RJ

Offers In Excess Of £250,000

# Huntington Way, Rotherham, S66 8RJ

## Overview

- Four bedroom detached home
- NO ONWARD CHAIN
- Integral garage and ample off road parking
- Fully enclosed rear garden
- Close to fantastic amenities
- UPVC double glazing and gas



## Description

\*\*\*\* A FOREVER HOME \*\*\*\*An immaculately presented detached family home positioned at the head of this quiet cul-de-sac located just off Amorys Holt Way in Maltby, Rotherham.

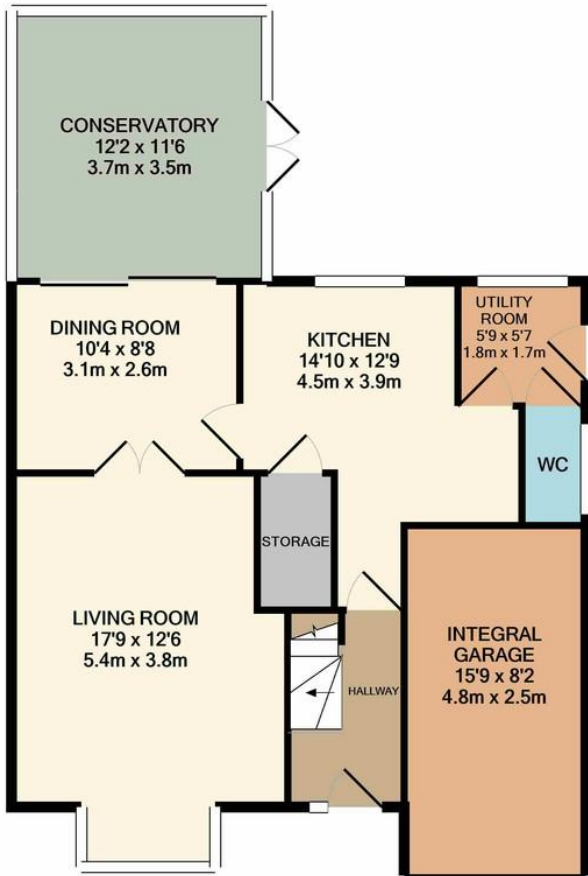
The accommodation comprises; a wonderful entrance hallway, a spacious living room with double doors leading into the dining room and following into the conservatory. The breakfast kitchen, utility Room, downstairs W/C and integral garage complete the ground floor accommodation.



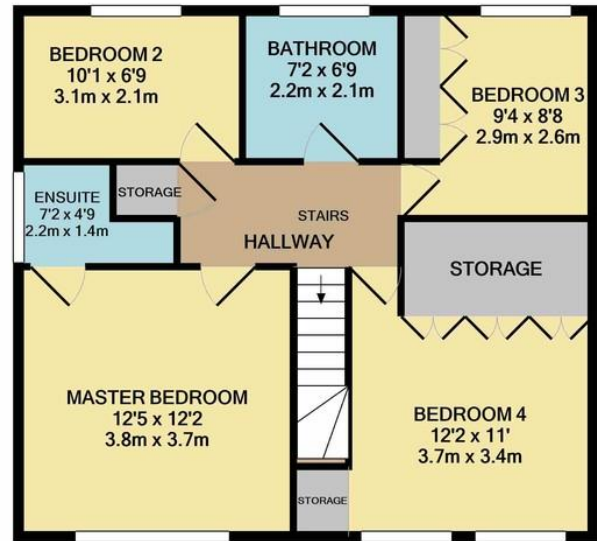


To the first floor, four excellent sized bedrooms, the master bedroom benefiting from an ensuite shower room, and three further bedrooms served by a three piece family bathroom. Externally, there is a Driveway and Integral Garage.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	82   <b>B</b>	84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



GROUND FLOOR  
APPROX. FLOOR  
AREA 795 SQ.FT.  
(73.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 613 SQ.FT.  
(57.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1408 SQ.FT. (130.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. C1235

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