



1 Church Lane, Old Ravenfield, Rotherham, S65 4NG

**Asking Price £550,000**

OFFERED FOR SALE WITH NO VENDOR CHAIN is this five bedroom property, situated in this sought after location of Ravenfield. The property offers good size living accommodation and double bedrooms throughout. To the outside of the property is a mainly laid to lawn garden with a driveway for cars and a garage.



## Entrance Porch

Property is accessed through a hardwood door.

## Entrance Hall



A further hardwood door. The feature of the room is a central statement staircase.

## Study

Having a window and a radiator.

## Lounge



Having patio doors overlooking the rear garden, a feature fireplace and a radiator.

## Shower Room



Having a shower cubicle, a hand wash basin with vanity unit, low flush w.c., a radiator and a window.

## Utility Room



Having a wall and base units with a sink unit, space for a washing machine and fridge freezer, gas boiler and a window.

## Kitchen



Wall and base units with a 1.5 sink unit, dishwasher point, space for a range cooker and fridge, extractor hood, tiled to splash back areas, a radiator, laminate and two windows.

## Dining Room



Having patio doors to the rear garden, a radiator and tiled floor.



**Family Room**



Having a window and radiator

**First Floor Landing**



**Bedroom**

Having a window, a radiator and a storage cupboard.

**Bathroom**



Having a shower cubicle, oval bath, low flush w.c, hand wash basin, heated towel rail, tiled floor and a window.

**Bedroom**



Having a window, a radiator, spotlights to ceiling, fitted with a range of fitted wardrobes, dressing table, and box drawers .

**Bedroom**



Having a window and a radiator.

**Bedroom**

Having a window, a radiator, fitted with a range of wardrobes, dressing table and a drawers.

**Bedroom**



Having a window, a radiator, fitted wardrobes and a dressing table.

**Outside**



There is a driveway leading to the garage. The main

garden to the rear is laid to lawn, boarded with shrubs and bedding plants. There is pathway access does lead around the home. To the side of the property is a useful storage area for the refuse bins.

### **Material Information**

Council Tax Band F

Tenure Freehold

Property Type detached House

Construction type Brick built/stone

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type driveway and garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

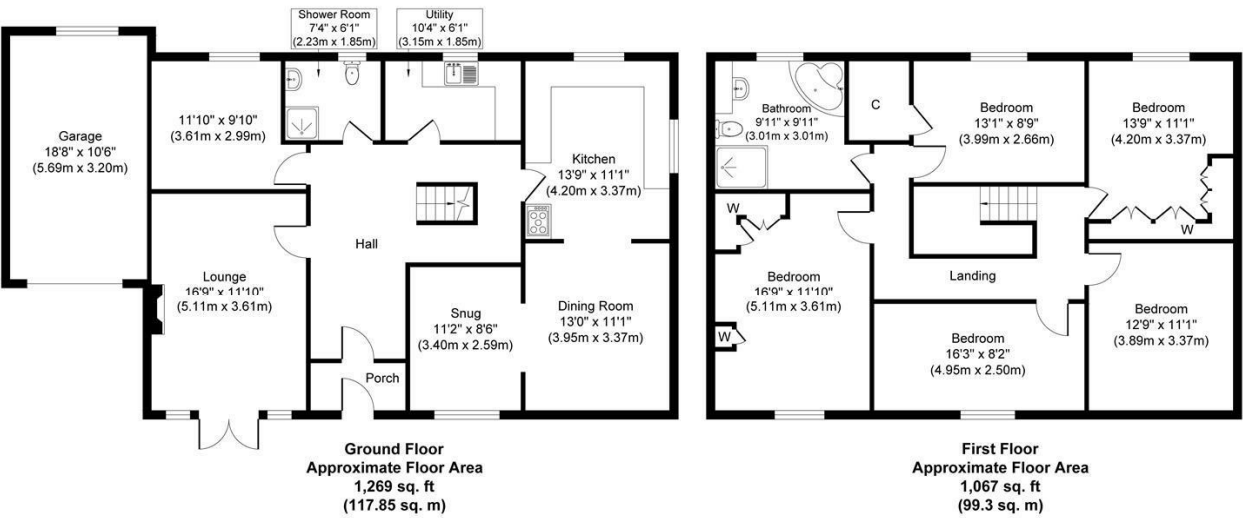
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



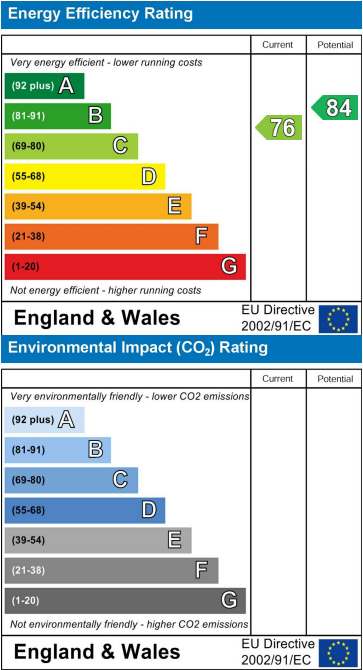
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Area Map



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Energy Efficiency Graph



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