



## Strafford Place, Thorpe Hesley, S61

Asking Price £215,000

- QUIET CUL DE SAC LOCATION
- FULL WIDTH CONSERVATORY
- OFF ROAD PARKING FOR TWO VEHICLES
- LOVELY SURROUNDING COUNTRYSIDE VIEWS
- THREE BEDROOMS
- COUNCIL TAX BAND A - £1434.82 - ROTHERHAM
- LOUNGE WITH FEATURE FIREPLACE
- FAMILY BATHROOM AND DOWNSTAIRS WC
- FREEHOLD



# Strafford Place, Thorpe Hesley, S61

**\*\*LOVELY THREE BEDROOM SEMI DETACHED FAMILY HOME\*\*****QUIET HEAD OF CUL DE SAC\*\*** Located in the village of Thorpe Hesley, the property is set in an elevated position offering fantastic surrounding views. With the garden backing onto fields and open countryside, having the neighboring horses and other wildlife grazing up to the fence border. Close to excellent road and motorway connections with Meadowhall just a short drive away. The property briefly comprises of: Entrance hallway; Lounge dining room; Kitchen; Conservatory; Downstairs wc; Stairs to the first floor; Three double bedrooms; Family bathroom; Off road parking for two vehicles to the front of the property; Large side area, laid to concrete; Rear lawned garden;



Council Tax Band: A



## **ENTRANCE HALL**

With access provided to the side of the house via a half obscure uPVC entrance door, opening to the welcoming hallway with; Carpet flooring; Recessed ceiling spotlights; Central heating radiator; Dog leg staircase to first floor; Solid doors to the lounge dining room, kitchen, downstairs wc and cellar head access;

## **LOUNGE DINING ROOM**

A good sized family living space with; Feature fireplace with electric fire; Ceiling light point, set into a ceiling rose; Coving; Dado rails; Central heating radiator; Patio doors to the conservatory;

## **CONSERVATORY**

Running the full width of the house this great area can be utilised to suit the buyers needs. Currently a playroom but would make an ideal dining room, extra sitting room or home office to suit. With; Glazing to the rear and one side elevation; Apex roof with ceiling light point; Electric wall heater; Sliding patio doors to the side garden elevation;

## **KITCHEN**

A good sized space comprising of; A range of Oak wall, base and drawer units; Marble effect worktops; Mosaic tiled splashbacks; One and half sink and drainer with mixer tap; Integrated oven and four ring gas hob, with extractor hood above; Space for under unit washing machine and fridge; uPVC double glazed window to the front elevation; Tiled floor; Ceiling light point; Central heating radiator;

## **CELLAR**

With stone steps leading down for the cellarhead to the usable cellar area, with; Central heating radiator; Power; Lighting; Space for appliances;

## **STAIRS TO THE FIRST FLOOR**

The dog leg staircase rises to the landing area and has; Carpet flooring; High uPVC window over the staircase; Loft hatch access; Ceiling light point; Step up to each bedroom and the family bathroom;

## **BEDROOM ONE**

With; An uPVC double glazed window to the front elevation; Built in storage; Coving; Carpet flooring; Ceiling light point; Central heating radiator;

## **BEDROOM TWO**

A further good sized double bedroom, having; An uPVC double glazed window to the rear elevation views; Recessed ceiling spotlights; Central heating radiator; Carpet flooring; Wardrobe storage;

## **BEDROOM THREE**

With; An uPVC double glazed window to the side elevation; Carpet flooring; Central heating radiator; Ceiling light point;

## **FAMILY BATHROOM**

Comprising of; Bath with wall mounted electric shower; Pedestal wash basin and wc; Vertical heated towel rail; Tiled floor and walls; Obscure double glazed uPVC window to the side elevation;

## **OUTSIDE**

To the front of the property a good sized drive provides off road parking for two vehicles, with further parking available on the adjacent central green. Curved steps then lead up to a wide space to the side of the property. The area is laid to concrete and has feature outdoor lighting positioned on the side wall and the main entrance door to the house. A tall iron gate opens to the rear garden which is lawned with shrub planting to the borders. There are fence borders to three sides with the bottom open fencing allowing lovely views over the horses fields and countryside beyond.

## **DISCLAIMER**

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

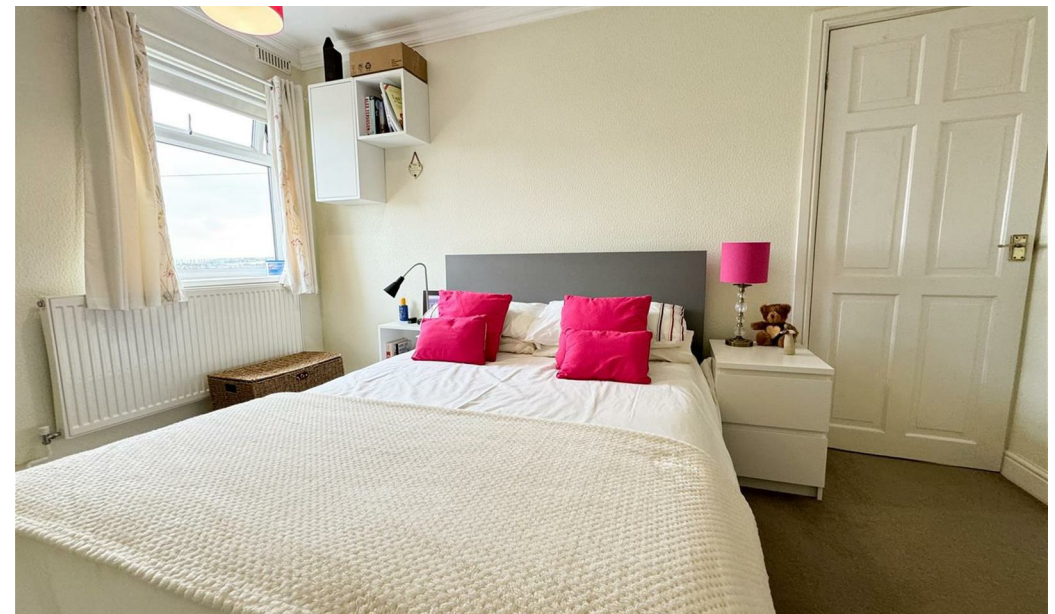


2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

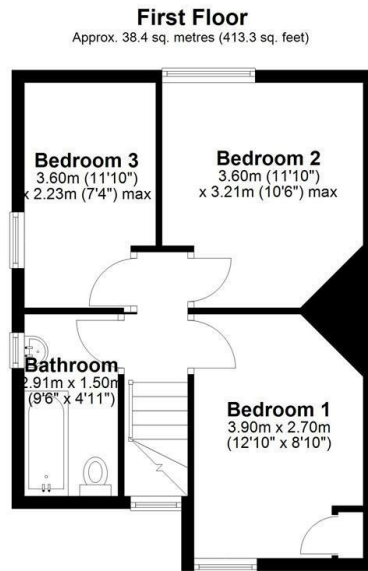
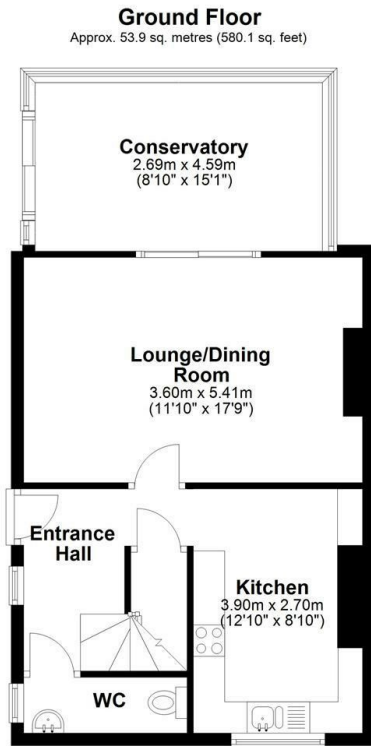
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





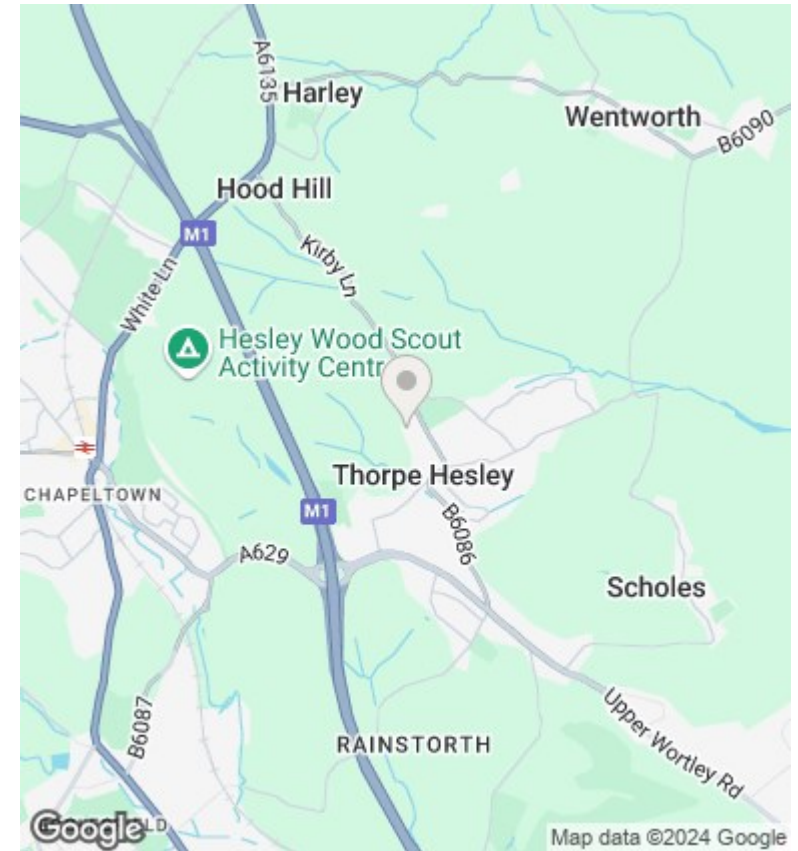






Total area: approx. 92.3 sq. metres (993.4 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	