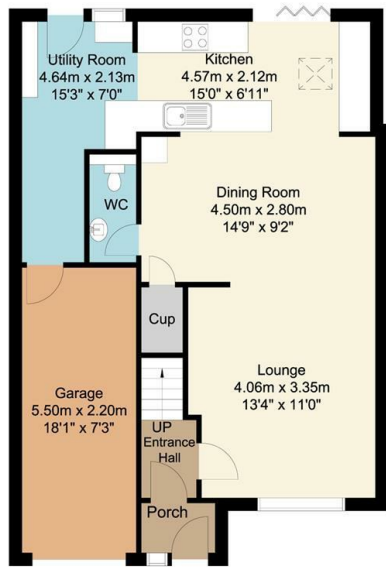
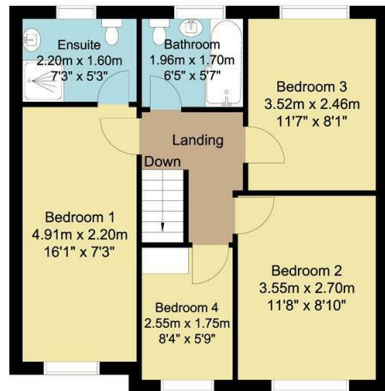


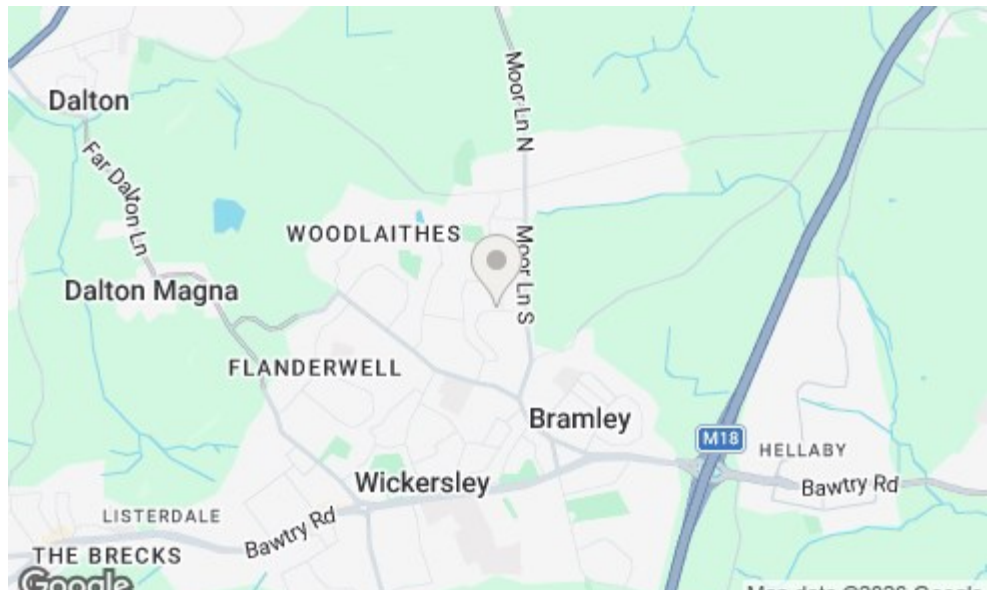
Ground Floor
66 sq m/710.41 sq ft
Approx.



First Floor
47 sq m/505.90 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2020



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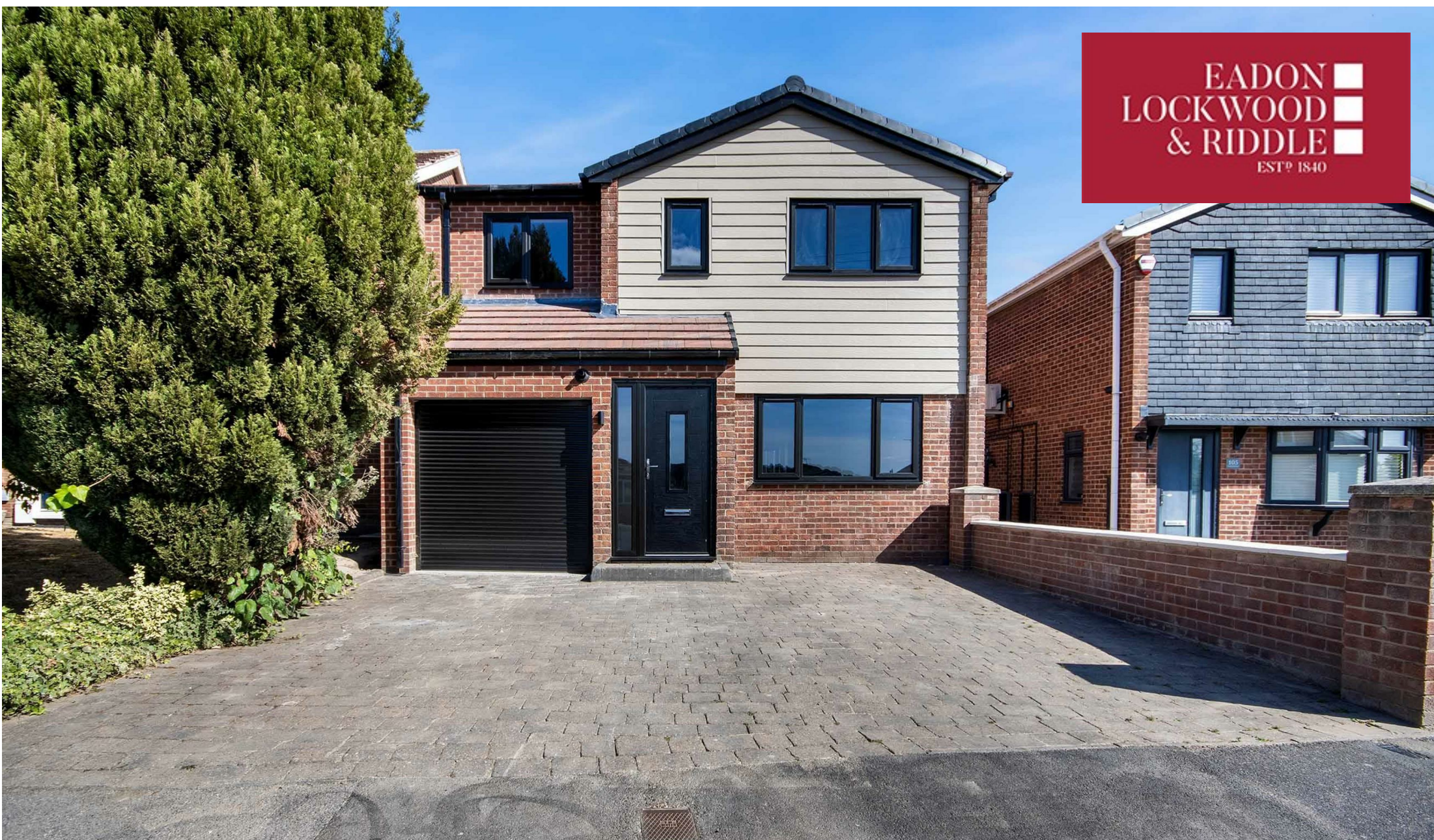
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**EADON
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ESTD 1840



103, Holyrood Rise, Rotherham, S66 3QB

Guide Price £360,000

103 Holyrood Rise, Bramley,
Rotherham, S66 3QB

Guide Price £360,000 - £380,000
ELR are delighted to offer for sale this beautifully extended and fully renovated four-bedroom detached family home, occupying a popular residential position in Bramley. Finished to an exceptional standard throughout, this impressive property combines stylish contemporary interiors with practical and versatile family accommodation, making it a truly must-see home.

From the moment you step inside, the quality and attention to detail are immediately apparent. The ground floor provides a superb open-plan living arrangement, incorporating a spacious lounge, dining area and impressive modern kitchen. The kitchen features a range of high-quality fitted units, complementary work surfaces and integrated appliances, with a large skylight flooding the room with natural light. There is also direct access to the beautifully landscaped rear garden, creating an ideal space for both everyday family life and entertaining.

The ground floor is further complemented by a useful utility area and a convenient downstairs WC.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from its own stylish en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, finished to the same high standard seen throughout the property.

Externally, the property enjoys a particularly spacious block-paved driveway providing ample off-road parking and leading to the integral garage. To the rear is a beautifully landscaped and low-maintenance garden, featuring paved seating areas and an attractive artificial lawn, providing a fantastic private space to relax and entertain.

Having undergone a comprehensive renovation and finished to an exceptional standard throughout, this fabulous home offers a rare opportunity for buyers looking for a property that is ready to move straight into.

Early viewing is highly recommended to fully appreciate the quality, finish and generous accommodation on offer. Please call ELR today to arrange your viewing.

- Extended and fully renovated four-bedroom detached family home
- Finished to an exceptional standard throughout
- Offered with no onward chain
- Impressive open-plan kitchen, dining and living space
- High-quality modern kitchen with integrated appliances and skylight
- Four well-proportioned bedrooms with en-suite to the principal bedroom
- Spacious driveway, integral garage and beautifully landscaped rear garden
- Popular Bramley location – an exceptional must-see family home
- Freehold - Council Tax Band C
- Internal inspection is highly recommended

