



23 California Drive, Catcliffe, Rotherham, South Yorkshire, S60 5TX

Guide Price £135,000

GUIDE PRICE £135,000 - £140,000.

This two-bedroom semi-detached house is ****for sale**** in Catcliffe, conveniently positioned between Rotherham and Sheffield and well placed for everyday amenities and transport links.

The property offers one reception room and one bathroom, presenting a practical layout that will appeal to a range of buyers. Its immaculate condition allows purchasers to move straight in and focus on personalising the space to their own taste over time.

Catcliffe provides a good selection of local amenities including shops, supermarkets and everyday services, with additional facilities available in nearby Rotherham and Sheffield. Families will appreciate access to nearby schools serving the local area.

Public transport links are a key advantage of this location. Regular bus services connect Catcliffe with both Sheffield city centre and Rotherham, offering straightforward routes for commuters and shoppers alike. Sheffield city centre, with its major employers, universities and hospitals, is typically around 20–30 minutes away by bus or car, depending on traffic. For rail connections, nearby stations in Sheffield and Rotherham provide services to destinations such as Leeds, Manchester and London, making this a practical base for those needing regional or national travel.

Entrance Porch

Entrance porch, providing access into the property from the front door.

Lounge



Having a double glazed window and a radiator.

Kitchen/Dining Room



Having an open plan kitchen with a sink unit, oven and hob. Having a space for washing machine and a fridge freezer.

Bedroom One



There is a double glazing window and a central heating radiator.

Bedroom Two



Having a double glazed window and a radiator.

Bathroom



First floor bathroom, with white three piece suite,

including WC, wash basin and bath with an over the bath shower.

Garage & Off Street Parking

The garage which can be accessed via front or rear of the property, can provide off street parking, along with the single driveway in front of the garage.

Garden



To the front, is a small lawned garden with pathway to the front door.

The rear garden has a large lawned area, patio area and also provides access to the garage.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Semi-detached House

Construction type Brick built

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 a garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – High

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>

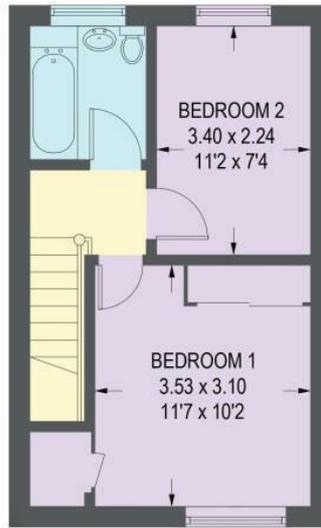
Floor Plan

23 CALIFORNIA DRIVE

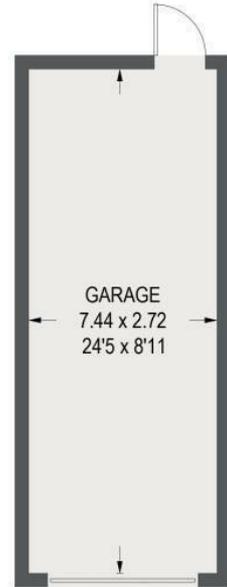
APPROXIMATE GROSS INTERNAL AREA = 59.9 SQ M / 644 SQ FT
 GARAGE = 20.5 SQ M / 221 SQ FT
 TOTAL = 80.4 SQ M / 865 SQ FT



GROUND FLOOR
 30.8 SQ M / 331 SQ FT



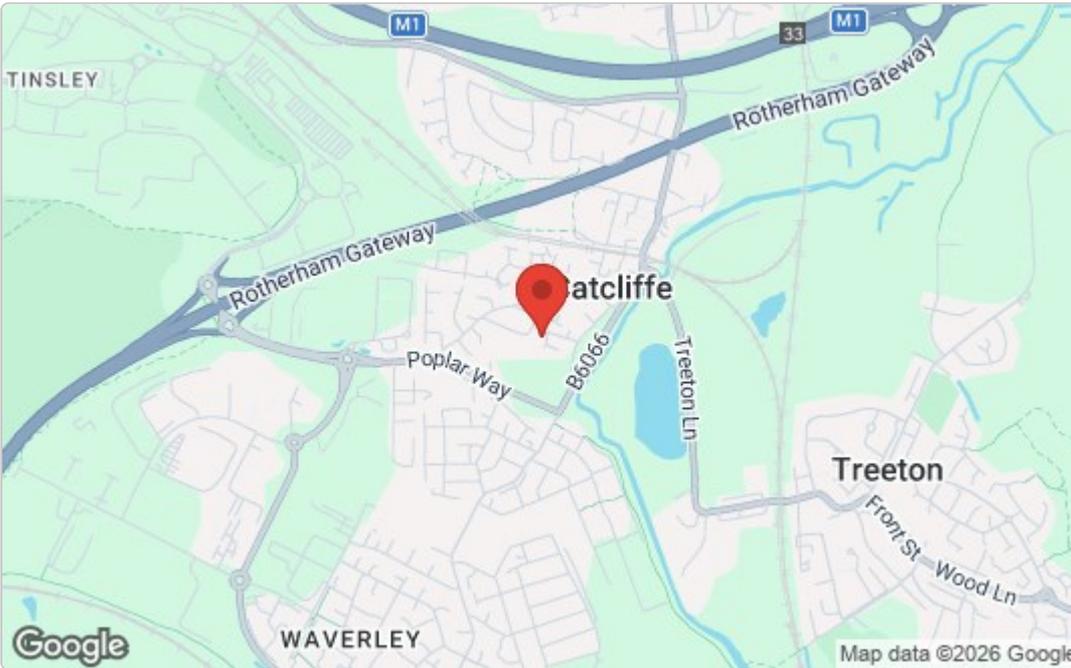
FIRST FLOOR
 29.1 SQ M / 313 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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