

TO LET



Doncaster Road, Goldthorpe
£650 pcm


MARTIN&CO

Doncaster Road, Goldthorpe

Mid Terraced House,
2 bedroom, 1 bathroom

£650 pcm

Date available: Available Now

Deposit: £750

Unfurnished

Council Tax band: A

- Spacious living room
- Well-sized kitchen
- Generous rear garden
- Main bedroom with storage
- Close to schools and shops
- Excellent transport links
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Situated in the heart of Goldthorpe, this two-bedroom mid-terrace home offers a fantastic opportunity for a range of renters. With excellent access to local amenities, schools, shops, and transport links, it provides convenience alongside comfortable living spaces. The property features a spacious living room, a well-proportioned kitchen, and a generous rear garden, making it an ideal choice for those looking for a home with both indoor and outdoor space.

The entrance leads directly into a welcoming living room, offering a well-sized space for relaxation. With room for a



variety of furniture layouts, it's a versatile area that can be easily adapted to suit different needs. The large front-facing window allows natural light to brighten the room, creating a pleasant and comfortable atmosphere.

The kitchen, located at the rear of the property, provides ample space for cooking and dining. With a range of fitted units, worktop space, and room for appliances, it is both practical and functional. The layout ensures easy access to storage and preparation areas, making mealtimes simple and efficient. A door from the kitchen leads out to the rear garden, offering the perfect connection between indoor and outdoor spaces.

Upstairs, the main bedroom is a standout feature of the home, offering substantial storage space. Whether used for clothing, extra household items, or as a wardrobe space. The second bedroom is well-sized and can serve as a guest room, children's room, or even a home office, depending on requirements.

The rear garden provides a mixture of lawned and paved areas, offering a great balance of greenery and usable outdoor space. Whether used for relaxing, entertaining, or as a safe play area, the garden is a fantastic addition to the home.

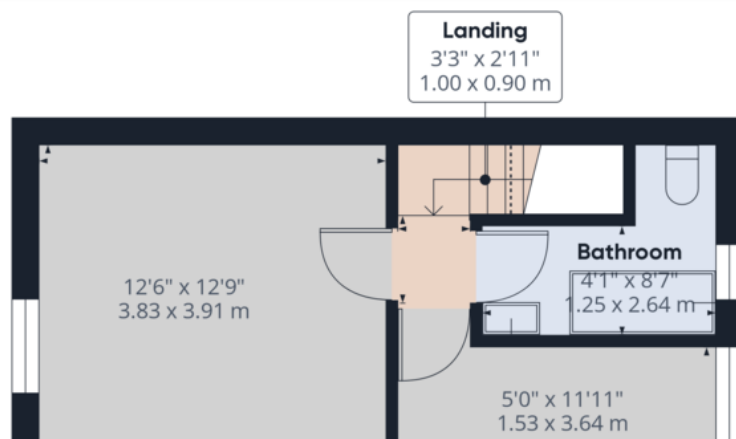
Goldthorpe offers a range of amenities within easy reach, including supermarkets such as Tesco and Aldi, as well as a



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-10	G		



Ground Floor



Approximate total area⁽¹⁾

587.93 ft²

54.62 m²

Reduced headroom

10.42 ft²

0.97 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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