



4 South Moor Drive, Goldthorpe, Rotherham, S63 9QB

**Asking Price £155,000**

A stylish 2-bed semi-detached home on a sought-after residential estate, beautifully finished with contemporary décor. Features a drive, garage & delightful front & rear gardens. Close proximity to schools, shops, amenities & transport.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Goldthorpe

Goldthorpe is a village within the Metropolitan Borough of Barnsley, in South Yorkshire, England. Historically part of the West Riding of Yorkshire, it was anciently a small medieval farming village, Goldthorpe is recorded in the Domesday Book.

## Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

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

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>

We advise all clients to discuss the above points with a conveyancing solicitor.

## AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Entrance Hallway

Entrance hallway which comprises of an entrance door,

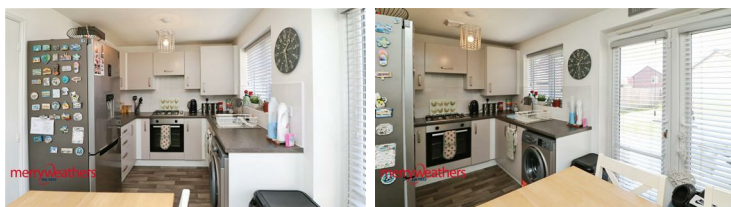
a central heating radiator and stairs leading to the first floor accommodation.

## Lounge 10'0" x 15'2" (3.06 x 4.63)



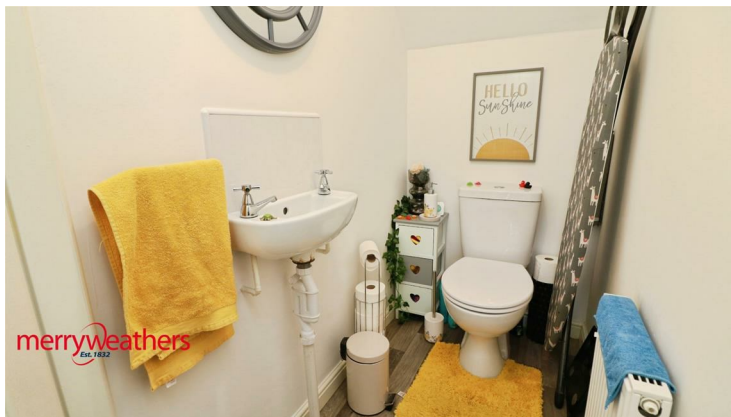
Front facing aspect with central heating radiator.

## Dining Kitchen 7'11" x 13'5" (2.42 x 4.11m)



A bright modern style kitchen/diner which is presented with a range of wall and base units with co-ordinating work surfaces housing the inset sink and drainer unit and the electric oven and a gas hob with a cooker hood above. The room also has space for a fridge/freezer, plumbing for a washing machine & space for a fridge/freezer, a central heating radiator and a UPVC double glazed window and set of French patio doors overlooking the rear garden

## Downstairs WC



Presented with a W.C, a hand wash basin and a central heating radiator.

## Bedroom One 10'4" x 10'5" (3.16 x 3.20m)



Hosting a UPVC double glazed window to the front, fitted wardrobes and a central heading radiator.

## Bedroom Two 7'3" x 12'10" (2.23 x 3.93m)



Hosting a UPVC double glazed window to the rear and a central heading radiator.

## Bathroom



A partially tiled suite, which comprises of a bath, a W.C & a hand wash basin, a central heating radiator and a UPVC double glazed window to the rear.

## External

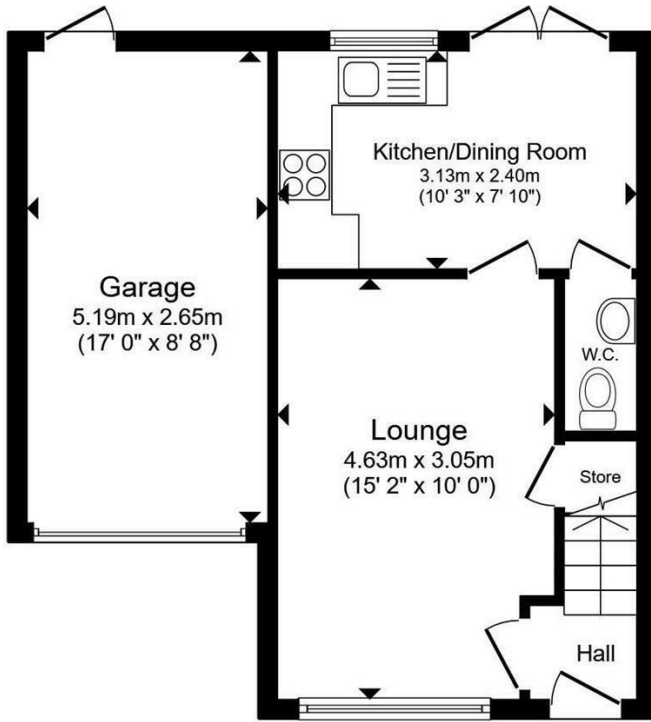


To the front of the property is a driveway which precedes the garage, providing off street vehicle parking. To the rear is a laid to lawn garden, which benefits from a paved patio/seating area.

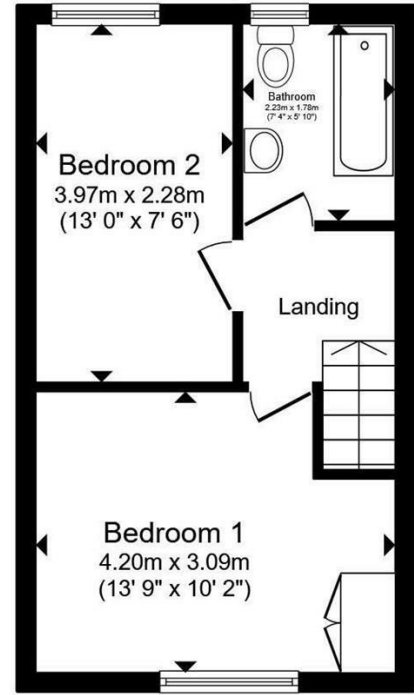
## Garage

Hosting power & light, an up & over door to the front for vehicle access and a separate courtesy door which provides further access

## Floor Plan



**Ground Floor**



**First Floor**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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