





High Street,Goldthorpe Rotherham S63 9LL

william h brown

welcome to

High Street, Goldthorpe Rotherham

SET YOUR SIGHTS HIGH! A well-presented 2 bed PLUS attic home ideally located for local amenities, schools, shops & transport links. Boasting a low maintenance rear yard & off street parking to the rear suitable for a family car. Perfect for first-time buyers or investors. NO CHAIN - CALL NOW!













Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge
A front facing room, which comprises of a front facing UPVC double glazed entrance door and window and a central heating radiator.

Kitchen/Diner
A spacious fitted kitchen/diner with a range of wall and base units, work surfaces and splashbacks. Inset sink and drainer, electric oven, gas hob with cooker hood, and fitted fridge/freezer. Includes central heating radiator and wall-mounted boiler. There is also a rear-facing UPVC double glazed window and door which provide natural light. The kitchen gives access to the cellar for additional storage.

Utility Room
The utility has plumbing for a washing machine and a UPVC double glazed widow and door provides access to the rear garden.

Cellar
Provides ample storage space

Bedroom 1
A front facing bedroom, which has a front facing UPVC double glazed window and a central heating radiator.

Bedroom 2
Having a rear facing UPVC double glazed window and a central heating radiator.

Bathroom
Comprises of a bath with a shower overt, a W.C & hand wash basin, a heated towel rail and a rear facing UPVC double glazed window.

Attic Room
Having a UPVC double glazed window to the rear and useful storage.

Rear Garden
A low maintenance yard to the rear, This is also where you'll find off street parking for a vehicle

Agents Note
We have been unable to verify if Planning Permission or Building Regulation
Certification has been provided for the loft/attic room to the property. We ask that you satisfy yourself in this regard before proceeding.

welcome to

High Street, Goldthorpe Rotherham

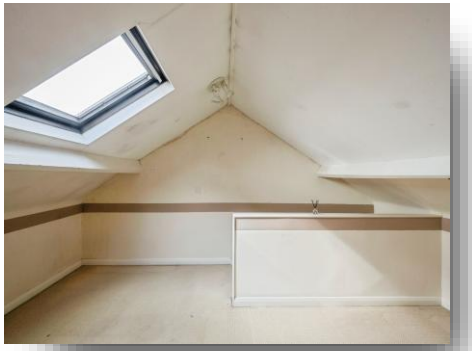
- Lovely 2 bedroom PLUS attic terrace home. Council Tax A. EPC D.
- Well placed for amenities, schools, shops & transport links
- Well presented & spacious throughout - utility room, kitchen/diner, lounge & cellar
- Low maintenance rear garden area
- Off street parking to the rear with space for a family car

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120480

The Property Ombudsman

Property Ref:
MXB120480 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01709 583267

mexborough@williamhbrown.co.uk

4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.