



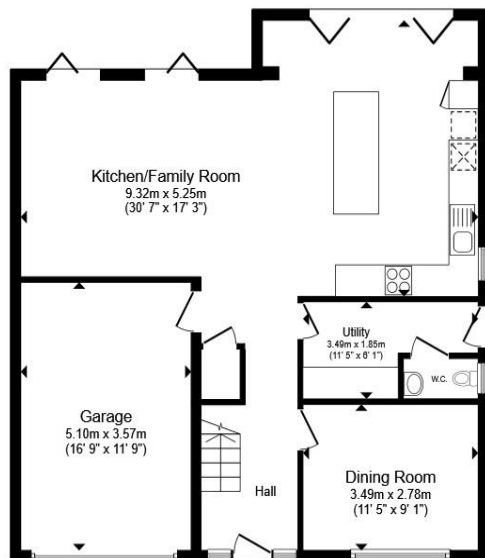
The Farmstead, Bolton-Upon-Dearne Rotherham S63 8GW

welcome to

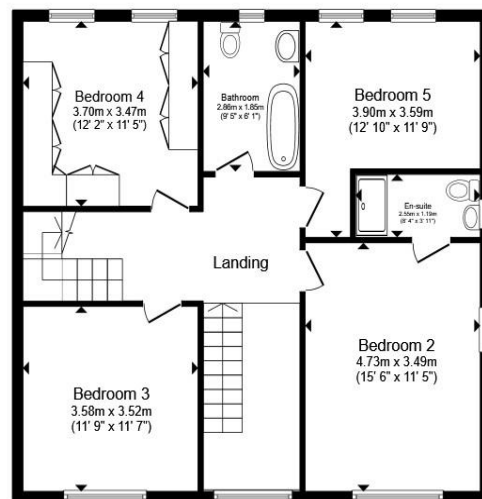
The Farmstead, Bolton-Upon-Dearne Rotherham

PLOUGH INTO PERFECTION! Commanding presence on this prestigious cul-de-sac of only a select few executive homes. With expansive interiors, modern detailing & streams of natural light, it offers an exceptional mix of luxury & family comforts for contemporary living! An internal viewing is a must!

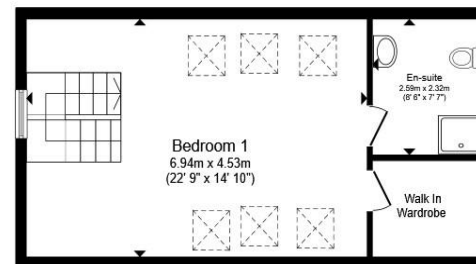




Ground Floor



First Floor



Second Floor

Total floor area 214.5 m² (2,308 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Ground Floor:

Entrance Hallway

Dining Room

11' 5" x 9' 2" (3.48m x 2.79m)

Kitchen/Dining Room

30' 7" x 17' 11" (9.32m x 5.46m)

Utility Room

Downstairs W.C

Integral Garage

11' 5" x 16' 6" (3.48m x 5.03m)

1st Floor:

Landing

Bedroom Two

11' 5" x 15' 6" (3.48m x 4.72m)

En-Suite

Bedroom Three

11' 6" x 11' 8" (3.51m x 3.56m)

Bedroom Four

11' 5" x 10' 1" to fitted wardrobes (3.48m x 3.07m to fitted wardrobes)

Bedroom Five

13' 7" into recess x 11' 9" (4.14m into recess x 3.58m)

Bathroom

welcome to

The Farmstead, Bolton-Upon-Dearne Rotherham

- GUIDE PRICE £450,000-£475,000
- Striking 5 bedroom detached family home over 3 floors. EPC B. Council Tax E
- Standing proud on this imposing plot on this sought after street - Excellently placed for local amenities, schools, shops & transport links
- Absolutely stunning throughout - meticulously finished from top to bottom
- Under-floor heating through the ground floor

Tenure: Freehold EPC Rating: B

Council Tax Band: E

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

guide price

£450,000 - £475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB119508



Property Ref:
MXB119508 - 0002

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.

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