









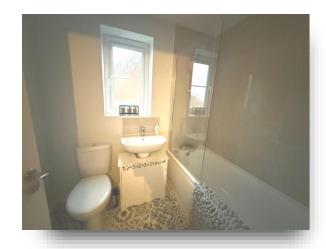
welcome to

Shafton Gate, Goldthorpe Rotherham

THE GATE TO HAPPINESS! This modern style 2-bedroom semi-detached property on Shafton Gate combines style, convenience & comfort. With its well-presented interiors, practical layout, and attractive outdoor space, it's a fantastic opportunity not to be missed. CALL NOW!









Ground Floor: Entrance Hallway Downstairs W.C Lounge Kitchen 1st Floor: Landing **Bedroom One** 8' 6" x 12' 7" (2.59m x 3.84m) **Bedroom Two** 9' x 10' 8" (2.74m x 3.25m) **Bathroom Exterior:**

welcome to

Shafton Gate, Goldthorpe Rotherham

- Modern style 2 bedroom semi-detached. Council Tax B. EPC tbc
- Popular residential estate excellently placed for local amenities, schools, shops & transport links
- Well presented throughout
- Downstairs W.C
- Driveway to the front

Tenure: Freehold EPC Rating: Awaited Council Tax Band: B

£130,000

view this property online williamhbrown.co.uk/Property/MXB119460



Property Ref: MXB119460 - 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.





Please note the marker reflects the postcode not the actual property





01709 583267



mexborough@williamhbrown.co.uk



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



williamhbrown.co.uk