



**Hall Road MOORGATE** Rotherham S60 2BW

**Guide Price £185,000 to £190,000**



- **Three Bedroom Semi-Detached Home - MOORGATE**
- **In Demand Location Close to Local Amenities inc Schools, Shops, Town and Transport Links**
- **Rear EXTENDED Kitchen and Convenient Contemporary Downstairs Shower Room**
- **Well Maintained and Beautifully Appointed**
- **Open Plan Lounge Dining - Perfect Entertaining Space**
- **Extended Driveway and attached GARAGE**
- **Well-Kept Lengthy Enclosed Rear Garden with Patio Seating and a Lower Maintenance Upper Area**

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**Situated in the highly sought-after area of Moorgate, this superb three bedroom semi-detached home on Hall Road offers spacious, stylish, and move-in ready accommodation — perfect for families, first-time buyers, or those looking to upsize in a prime residential location within Rotherham.**

**This superb property is well-maintained and presented to a high standard within, the first floor provides OPEN PLAN living areas with a through Lounge Diner, an ideal place to entertain or relax and enjoying light from both a front aspect window as well as rear sliding patio doors which soak in views of the garden. The Kitchen has been extended creating additional storage and comes with integral cooking appliances and with a further rear door for everyday access.**

**There is also a convenient ground floor contemporary Shower Room with a corner walk-in Cubicle, Vanity Storage and a WC.**

**The first floor has three ample sized, beautifully appointed bedrooms.**

**Externally the property benefits from an an extended driveway, room to provide off-road parking for at least two vehicles and there is an attached Garage with power, light and a rear door for ease of use. The rear has a lengthy well-kept and carefully designed garden with a lower patio seating area, perfect for outdoor dining, a garden which is laid to lawn and a low maintenance upper garden with a storage shed.**

**Moorgate remains one of Rotherham’s most desirable residential areas, known for its leafy surroundings, reputable schools, and excellent access to transport links including the M1 and nearby town centre amenities.**

**\* Viewing Strongly Recommended - APPOINTMENT ONLY \*\***





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## Energy performance certificate (EPC)

40 HALL ROAD ROTHERHAM S60 2BW	Energy rating <b>E</b>	Valid until: 7 June 2031
	Certificate number: 152904-0060-2909-1655	

Property type: Semi-detached bungalow

Total floor area: 51 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Performance Certificate (EPC)** If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

### **Mortgage Services - Make it a great move with a GR8 Mortgage.**



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

### **How to make an Offer**

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

**GENERAL:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**\*\* CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website [www.bartons-net.co.uk/links](http://www.bartons-net.co.uk/links)**