

FOR SALE



Highgate Lane, Goldthorpe
Asking Price Of £75,000


MARTIN&CO

Highgate Lane, Goldthorpe

2 Bedrooms, 1 Bathroom

Asking Price Of £75,000

- Mid terrace
- Two bedrooms
- Dressing room / office
- Dining kitchen
- Well appointed

Currently tenanted, this well-appointed home on Highgate Lane offers practical accommodation with two double bedrooms, an additional dressing room or office, a modern dining kitchen and an enclosed rear garden. The property is well placed for the everyday amenities available around Goldthorpe, as well as public transport and road links for travel to surrounding South Yorkshire towns.

The accommodation starts with a front-facing lounge, providing a comfortable main living space with a straightforward layout that should work well for a range of furniture arrangements. Its position at the front of the property gives this room a clear separation from the kitchen and dining space towards the rear. An inner hallway leads from the lounge and provides access to the staircase rising to the first-floor landing. Continuing through the ground floor, the dining kitchen forms a useful everyday hub and has space for both cooking and dining. It is fitted with a range of modern wall and base units providing cupboard and worktop space, while the existing arrangement includes an oven, hob and extractor. There is also space for additional appliances, allowing the kitchen to accommodate the practical requirements of day-to-day living.

From the kitchen, a rear lobby provides direct access to the garden and also leads to the ground-floor

bathroom. The bathroom is fitted with a white three-piece suite and completes the ground-floor accommodation.

Upstairs, the first-floor landing leads to two double bedrooms. Both provide useful proportions, making the accommodation suitable for a couple, small household or landlord looking for a property with flexible sleeping and working space.

One of the main features is the additional room accessed from the second bedroom. This creates a useful area that could serve as a dressing room, home office or study, depending on requirements. With working from home now forming part of everyday life for many households, having a separate space away from the main living areas adds a practical dimension to the layout. Alternatively, it could provide dedicated storage and dressing space without taking up valuable room within the bedroom itself.

Externally, there is a forecourt garden to the front, setting the property back from the pavement. To the rear is an enclosed garden arranged with both a patio and lawn. The patio provides a practical area for

outdoor seating, while the lawn gives the garden a softer finish and a manageable amount of outside space. The enclosed arrangement should also appeal to households looking for a defined rear garden rather than a fully paved yard.

Highgate Lane is situated within Goldthorpe, giving access to the shops, services and everyday amenities found within the local area. Goldthorpe also benefits from public transport connections, including rail services from Goldthorpe railway station, while the surrounding road network provides links towards Barnsley, Doncaster, Rotherham and other parts of South Yorkshire. This combination makes the location practical for commuting as well as everyday shopping and services.

For buyers considering the property from an investment perspective, the fact that it is currently tenanted is an important point to take into account. The established accommodation, two double bedrooms and additional dressing room or office provide a versatile layout, while the dining kitchen and enclosed garden add further practical features. Details of the

existing tenancy, rental income and tenancy terms can be made available as part of the purchasing process where applicable.

Overall Highgate Lane combines well-proportioned living accommodation with useful additional space and a manageable rear garden. The front-facing lounge, modern fitted dining kitchen, two double bedrooms and separate dressing room or office create a layout with flexibility, while its Goldthorpe setting places local amenities and transport connections within reach.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.