

HUNTERS®

HERE TO GET *you* THERE



Kerry Conley
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14A High Street, Goldthorpe, Rotherham, S63 9LR

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£120,000

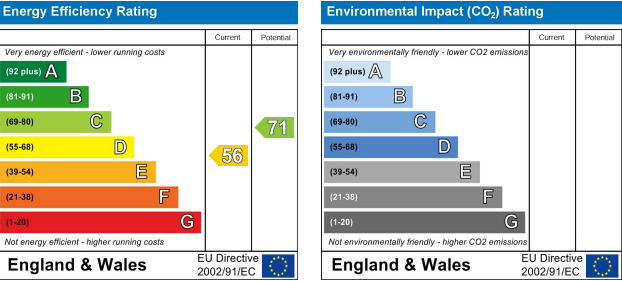
GREAT INVESTMENT OPPURTUNITY!!

In the heart of Goldthorpe, Rotherham, this remarkable property on High Street presents a unique opportunity for both commercial and residential use. The ground floor boasts a versatile commercial unit featuring two well-proportioned rooms, a modern kitchen, and a convenient WC. This space is ideal for a variety of business ventures, benefiting from excellent visibility and foot traffic, making it perfect for a shop or other commercial enterprises.

Above the commercial unit, you will find a charming one-bedroom flat, which has its own separate entrance at the rear, ensuring privacy for both residents and business owners. This flat is ready to move into, offering a comfortable living space that complements the commercial aspect of the property.

With its prime location and multi-purpose potential, this property is an excellent investment for those looking to establish a business while enjoying the convenience of on-site living. Whether you are an entrepreneur seeking a vibrant space to launch your venture or an investor looking for a property with dual income potential, this offering on High Street is not to be missed. Embrace the opportunity to make this versatile property your own and thrive in the bustling community of Goldthorpe.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

