





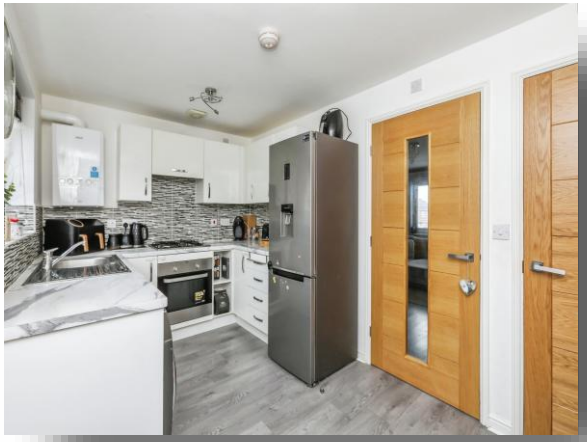
Pickhills Grove,Goldthorpe Rotherham S63 9FN

william h brown

welcome to

Pickhills Grove, Goldthorpe Rotherham

YOUR TOP PICK FOR COMFORT & STYLE! Sitting pretty on this sought after residential estate, this 2 bedroom semi-det bursts with elegance & class. Featuring a contemporary kitchen & bathroom, a drive & a delightful tiered garden to the rear. A true gem - CALL NOW!













Agents Aml Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note
Please note there is a Green belt charge of £9.46PCM

Entrance Hall
The entrance hallway has a central heating radiator and an entrance door to the front. Also having stairs leading to the first floor accommodation.

Downstairs W.C.
Fitted with a W.C, a vanity hand wash basin and a central heating radiator.

Lounge
A beautifully presented lounge featuring a central heating radiator and a UPVC double-glazed window (with shutters) that provides a bright and welcoming atmosphere.

Kitchen/Dining Room
A well-presented & modern style kitchen, thoughtfully designed with a selection of wall and base units complemented by coordinating work surfaces. It features an inset sink with a drainer unit, alongside appliances including an electric oven, gas hob, plumbing for a washing machine, and space for a fridge/freezer. Adding to its appeal is a charming breakfast bar area, a central heating radiator, a UPVC double-glazed window, and elegant French doors (with shutters) that open onto the rear garden, creating a bright and functional space

Landing
Having access to the loft and a central heating radiator.

Bedroom One
A lovely front facing bedroom, which comprises of a central heating radiator and a UPVC double glazed window to the front.

Bedroom Two
A rear facing bedroom, which comprises of a central heating radiator and a UPVC double glazed window to the rear.

Bathroom
A tastefully designed bathroom suite featuring a bath with a shower overhead, a W.C, and a wash hand basin. The space is complemented by a central heating radiator and a UPVC double-glazed window, blending comfort with practicality.

Exterior
Nestled on a charming plot, this property boasts a driveway at the front, offering convenient off-street parking.

At the rear, you'll find an enchanting enclosed tiered garden, beautifully designed with a raised lawn, a stoned area and a paved patio/seating area. The outdoor space is further enhanced by the addition of an outside tap —perfect for entertaining family and guests or simply enjoying a tranquil retreat.

welcome to

Pickhills Grove, Goldthorpe Rotherham

- Modern style 2 bedroom semi-detached. EPC B. Council Tax B
- Sought after residential estate - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented throughout
- Downstairs W.C
- Driveway providing off street parking

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

guide price

£140.000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120793

The Property Ombudsman

Property Ref:
MXB120793 - 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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