



8 Thurnscoe Hall Mews, Rotherham, S63 0AF

**Offers In The Region Of £265,000**

PRICE REDUCTION

The Property Shop are proud to offer to the market Holcon Group's latest development at Thurnscoe Hall Mews showing off their desire to produce high quality homes that are different to what you normally find on new developments. Thurnscoe Hall mews is a unique idyllic development with eight mews style properties set in the grounds of the historic Thurnscoe Hall, originally constructed in the early 1700's for one of the original directors of the Bank of England. The development is well placed for taking advantage of a good range of shops, schools, train station and regular bus service all within a short walk. Number 8 is a mews style property and offers extensive family sized accommodation which will be finished to the highest of standards. The property has gas central heating, Chartwell green PVC double glazed windows and doors, intruder alarm and quality fixtures and fittings throughout. Externally the property has landscaped gardens and two parking spaces.

## **INTRODUCTION**

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## **ENTRANCE HALL 7'2" x 12'2" (2.20 x 3.72)**

Composite front door leading to the lounge, kitchen/dining room, utility rooms and under stairs storage. Open staircase leading to the first floor.

## **DOWNSTAIRS WC/ UTILITY ROOM 7'6" x 7'6" (2.30 x 2.30)**

Quality white sanitary ware complemented by chrome fittings and modern taps. Half tiling to the walls and tiles to the floors.

## **LOUNGE 12'1" x 19'9" (3.70 x 6.02)**

An open-plan room with central heating radiator, window and fitted carpets.

## **KITCHEN DINING ROOM 11'0" x 15'4" (3.36 x 4.68)**

With central heating radiator, a modern kitchen with ample units and separate dining area ideal for casual dining. The kitchen is complete with quality kitchen units with soft close doors and drawers. Italian designed and manufactured doors and German worktops and up stands. Built in double oven, induction hob and matching extractor, integrated dishwasher and fridge freezer, maxim sink and mixer tap. Plumbing for the washing machine is in the utility room. Spotlights in the ceiling and wooden flooring complete the contemporary look.

## **FIRST FLOOR LANDING 6'6" x 12'5" (2.00 x 3.80)**

Carpeted stairs leading to the first floor landing, storage cupboard and central heating radiator.

## **BEDROOM ONE 19'5" x 12'1" (5.93 x 3.70)**

A rear-facing double bedroom with central heating radiator, UPVC window and en-suite shower room.

## **ENSUITE SHOWER ROOM 4'11" x 6'8" (1.50 x 2.05)**

Quality white sanitary ware complemented by chrome fittings and modern taps. Shower with enclosure, chrome thermostatic shower, full tiling to the shower area, half tiling to the walls, tiles to the floor.

## **BEDROOM TWO 11'2" x 10'9" (3.42 x 3.28)**

A front-facing double bedroom with central heating radiator and UPVC window.

## **BEDROOM THREE 8'2" x 11'8" (2.50 x 3.58)**

A rear-facing double bedroom with central heating radiator and UPVC window.

## **BATHROOM 7'6" x 6'8" (2.30 x 2.05)**

Quality white sanitary ware complemented by chrome fittings and modern taps. Half tiling to the walls and tiles to the floors.

## **EXTERNALLY**

The front of the property offers an enclosed buffer garden with low maintenance plants, parking and access to the entrance door. The rear features a turfed and enclosed garden with access to the side via a pathway.

## **OTHER BENEFITS**

- Telephone and TV points
- Intruder alarm
- Energy efficient gas combination boiler
- Contemporary five panel doors
- Contemporary black ironmongery throughout
- Chartwell PVC double glazed windows
- Natural emulsion to walls
- White satin wood painted woodwork
- White switches and sockets throughout
- NHBC 10 year warranty

## **PLEASE NOTE**

The internal photographs used in this brochure are from previous homes from the developer and are for illustration purposes only. The external photographs are of the Thurnscoe Hall Mews development.

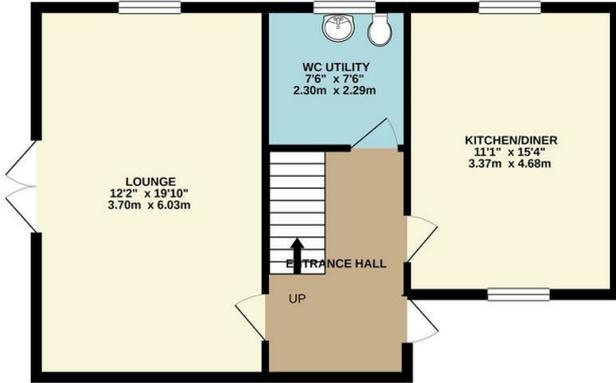
## **Thinking of selling?**

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

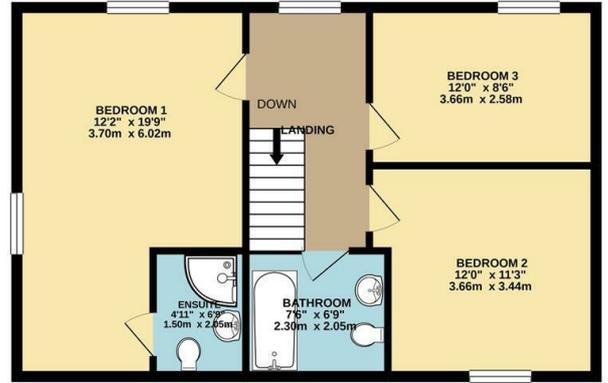
The Property Shop, 62 Old Mill Lane  
Barnsley, S71 1PJ

# Floor Plan

GROUND FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

