



**6 Hoober, Hoober, Rotherham, S62 7SA**

**Offers In Excess Of £300,000**

**\*\*\*AN AMAZING OPPORTUNITY TO OWN A STONE COTTAGE ON THE WENTWORTH ESTATE\*\*\***

**OPEN VIEW THURSDAY 26TH JUNE 2.30PM-4.30PM**

6, Hoober is offered for sale for the first time in its history and presents a unique opportunity to live in this idyllic rural location surrounded by fields and farmland.

The Cottage, which is in need of upgrading, presents a blank canvas to create a character family home in a tranquil setting. The accommodation briefly comprises: Entrance Porch, Inner Hall, Living Room, Kitchen, three Bedrooms and Bathroom. The attached outbuilding offers useful storage space

The large garden is an undoubted feature, directly adjoining fields with views of Hoober Stand and there are numerous walks through the countryside towards both Hoober Stand and Wentworth village.

## ENTRANCE PORCH

## INNER LOBBY

With staircase

## LIVING ROOM 13'1" x 16'4" (4 x 5)



With multi-fuel stove, radiator and twin aspect windows

## KITCHEN 12'2" x 16'4" (3.71 x 5)



With 'Vaillant' gas combi boiler and radiator. Twin aspect windows

## REAR LOBBY

With entrance door to garden and under stairs cupboard

## FIRST FLOOR LANDING

With radiator

## BEDROOM ONE 13'1" x 16'4" (4 x 5)



With radiator and twin aspect windows

## FRONT BEDROOM TWO 9'0" x 8'6" (2.76 x 2.61)



With radiator and window

## REAR BEDROOM THREE 8'10" x 7'6" (2.7 x 2.3)

With radiator and window

## BATHROOM 8'10" x 5'10" (2.7 x 1.8)



With modern white suite comprising a panelled bath with shower above, pedestal wash hand basin and W.C.

## OUTSIDE



The Cottage stands in a good sized lawned garden with numerous productive fruit trees and ample off-road parking

## MATERIAL INFORMATION

Council Tax Band: D

Tenure : Freehold

Property Type Cottage

Construction type Stone

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Septic tank

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Off road parking

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## **COVENANTS**

Restrictive covenants by the Transferee

The Transferee covenants with the Transferor, for the benefit of the Retained Land and each and every part of it with the intention of binding the Property and each and every part of it,

to not:

1. Do anything or allow anything to be done which would obstruct or block the Service Media which is serving the Retained Land and passing through the Property;
2. Use the Property for anything other than residential purposes or to apply for planning permission to convert the Property into a non-residential dwelling;
3. Do anything on the Property that may become a nuisance or annoyance to the Transferor or the owners or occupiers for the time being of the Retained Land;
4. Erect any other building or structure on the Property or make any alterations without the prior written consent of the Transferor or their agents and without first submitting to the Transferor or their agents plans of the proposed alterations or additions.

Positive covenants by the Transferee

The Transferee covenants with the Transferor, for the benefit of the Retained Land and each and every part of it with the intention of binding the Property and each and every part of it,

to:

1. To keep the exterior of the Property in a clean and tidy condition and clean the windows as often as reasonably necessary;
2. To forever be responsible for the maintenance and repair of all the Boundary Features at the Property;
3. Keep the Service Media at the Property which is serving the Retained Land is good condition;

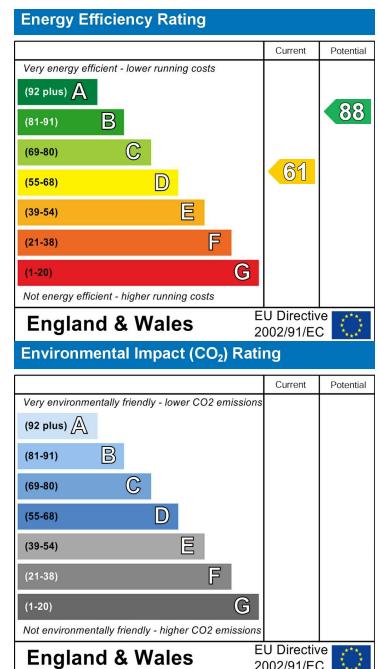
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

