



55 Woodfoot Road, Rotherham, S60 3DZ

**Asking Price £375,000**

Ideally situated upon the Duke of Norfolk estate, is this four bedroom detached home offering good room sizes throughout on this generous sized plot. The versatile living accommodation is beautifully arranged across two floors, exuding a relaxing, homely atmosphere which would make an ideal family home.



### Entrance Porch

Access through double glazed door.

### Downstairs W.C

having a hand wash basin and low flush w.c.

### Lounge 20'4" x 11'6" (6.20 x 3.53)



Having a double glazed window, two radiators and a feature surround with gas fire.

### Dining Room 9'10" x 9'1" (3.02 x 2.78)



Having patio doors leading into the rear garden, a radiator and a door leading into the kitchen.

### Kitchen 12'7" x 9'10" (3.84 x 3.00 )



Having a range of wall and base units, with a sink unit, space for a cooker, part tiling, a radiator and a double glazed window.

### Utility Room 8'7" x 6'1" (2.62 x 1.87)



Having a double glazed window, base units incorporating a sink, space for washing machine, a wall mounted boiler, a radiator and a door to the rear garden.

### First Floor Landing

#### Bedroom 11'1" x 9'6" (3.39 x 2.92)

Having a double glazed window, radiator and a range of fitted wardrobes.

#### Bedroom 11'7" x 8'9" (3.54 x 2.69)

Having a double glazed window, a radiator and a storage cupboard.

#### Bedroom 8'6" x 6'3" (2.61 x 1.93)

Having a double glazed window, and a radiator.

#### Bedroom 8'6" x 7'10" (2.61 x 2.41)

Having a double glazed window and a radiator.

#### Bathroom 5'5" x 6'5" (1.66 x 1.96)

Having a panelled bath, low flush w.c, hand wash basin, radiator, an airing cupboard and a double glazed window.

### Outside



To the front of the property is a driveway leading to the garage, with an up and over door. The front of the property us a lawned garden area with shrubs and trees. To the rear of the property is an enclosed garden area, mainly laid to lawn with shrubs and trees providing a private garden.

### Material Information

Council Tax Band E

Tenure Freehold

Property Type detached House

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

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 driveway and garage

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

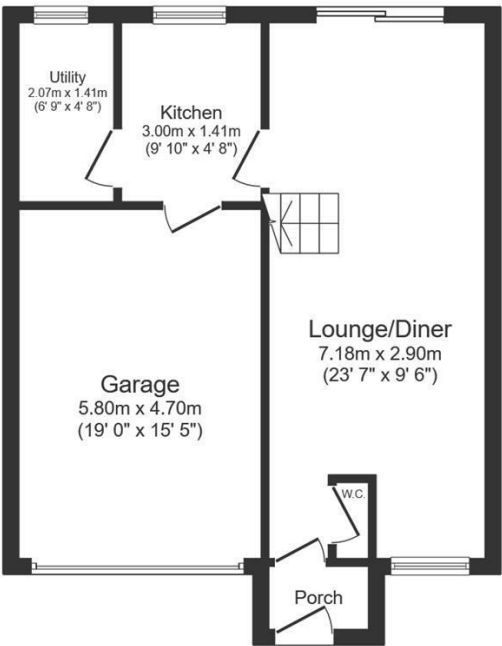
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

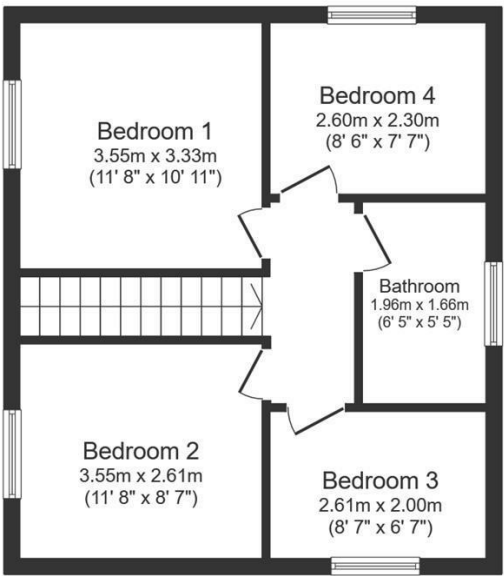
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



Ground Floor  
Floor area 46.1 sq.m. (496 sq.ft.)

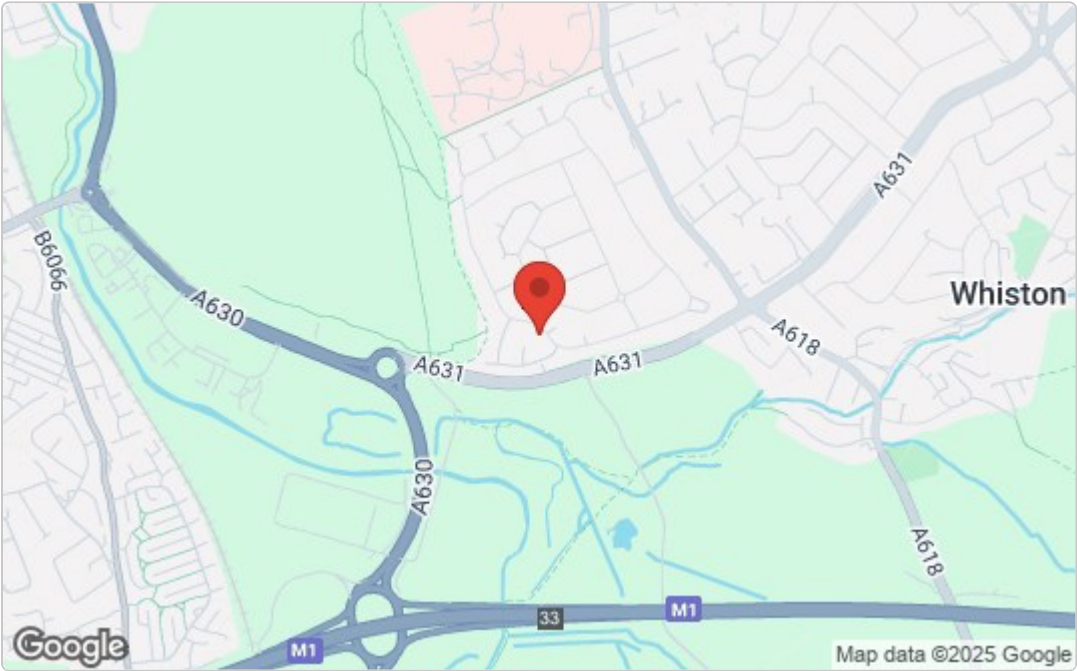


First Floor  
Floor area 44.9 sq.m. (483 sq.ft.)

Total floor area: 91.0 sq.m. (979 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

