

32 Harold Croft, Rotherham, S61 4PY

Offers In The Region Of £140,000

This two-bedroom terraced house is for sale in a popular residential area of Greasbrough, on the outskirts of Rotherham. Offering cottage-style accommodation with a sizeable back garden, it will appeal to buyers seeking access to green spaces and established walking routes.

The property provides one reception room and a bathroom. The generous rear garden offers scope for outdoor seating, play space or gardening.

Greasbrough is well regarded for its access to open countryside and parks. Greasbrough Park and the nearby Greasbrough Dam provide attractive local walking routes, while Wentworth Woodhouse and its surrounding estate are a short drive away, offering extensive grounds, woodland walks and historic village amenities.

Rotherham town centre can be reached in around 10 minutes by car, providing a wider range of shops, supermarkets and leisure facilities. Rotherham Central railway station offers regular services to Sheffield in around 15 minutes and to Leeds in approximately 45–60 minutes, making this a practical base for commuters. Local bus routes link Greasbrough with Rotherham and neighbouring communities.

The area is served by a selection of primary and secondary schools in and around Greasbrough and Rotherham, together with local shops, cafés and everyday amenities in nearby neighbourhood centres.

Entrance

Having a double glazed door.

Lounge 15'3" x 10'2" (4.65 x 3.10)



Having a double glazed window, gas fire with surround and a radiator.

Kitchen 12'5" x 11'3" (3.79 x 3.45)



Having a range of wall and base units with a sink unit, gas hob, oven and extractor fan, space for washing machine, fridge included, a double glazed window and door leading into the rear garden. An understairs storage cupboard.

First Floor Landing

Bedroom One 11'3" x 10'2" (3.45 x 3.11)



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

Bedroom Two 13'4" x 9'8" (4.08 x 2.95)



Having a double glazed window and a radiator.

Bathroom



Having a panelled bath with electric shower, low flush w.c, hand wash basin, storage cupboard with boiler, radiator and double glazed window.

Outside



To the rear of the property is a patio area with steps leading down to an additional patio area with a lawned garden area with mature shrubs and plants.

Material Information

Council Tax Band A

Tenure Freehold

Property Type terrace

Construction type Brick/stone 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 On Street 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

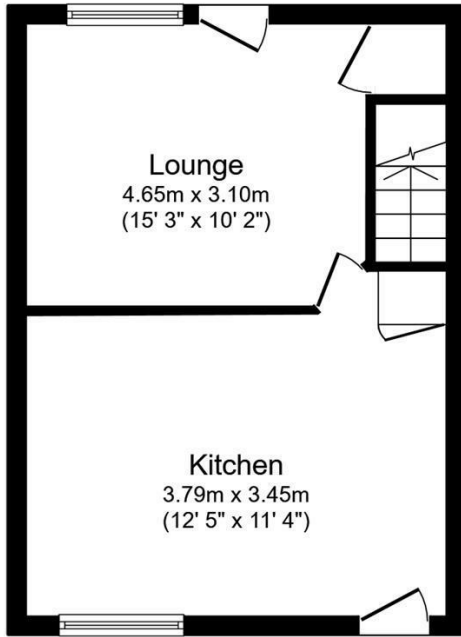
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

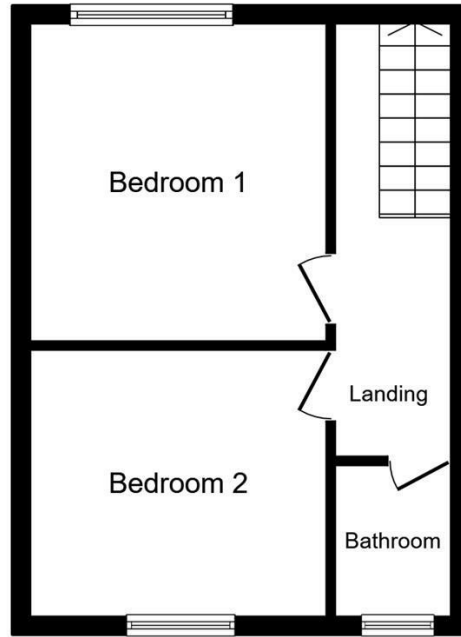
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

Floor Plan



Ground Floor
Floor area 31.4 sq.m. (338 sq.ft.)



First Floor
Floor area 31.4 sq.m. (338 sq.ft.)

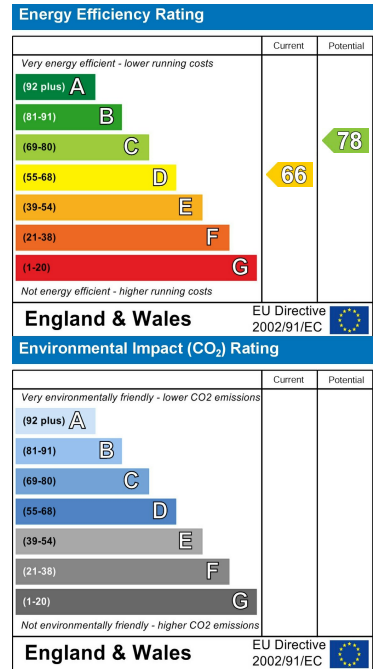
Total floor area: 62.8 sq.m. (676 sq.ft.)

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

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

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

