



16 Bear Tree Road, Parkgate, Rotherham, South Yorkshire, S62 6JA

**Asking Price £160,000**

Offered for sale is this three bedroom semi detached property with CONSERVATORY to rear. The property comprises of an entrance hall, lounge, kitchen, conservatory, three bedrooms and a bathroom. To the front of the garden is a lawned garden area with a driveway leading to a workshop, with a secure garden to rear.

## Entrance Hall

Accessed through a double glazed door:

## Lounge 14'6" x 10'7" (4.43 x 3.24)

Having two double glazed windows and a radiator.

## Kitchen 13'10" x 8'4" (4.23 x 2.55)

Having a window, a range of wall and base units with matching work surfaces and a sink unit. Fitted with a washing machine and tumble dryer space, a hob, extractor hood and oven.

## Conservatory 13'6" x 8'7" (4.12 x 2.62)

With uPVC windows and double doors, laminate flooring and radiator.

## Bedroom One 13'4" x 8'1" (4.08 x 2.47)

Having a window and a radiator.

## Bedroom Two 9'10" x 7'5" (3.02 x 2.28)

Having a window and a radiator.

## Bedroom Three 6'10" x 6'8" (2.09 x 2.04)

Having a window and a radiator.

## Bathroom

Having a three piece white suite bathroom, including WC, wash basin and bath with over the bath shower. Including a heated towel rail and glass shower screen.

## Outside

Lawned front garden with drive leading past the side of the house to the detached workshop.

To the rear is an enclosed garden with decked patio.

## Material Information

Council Tax Band A

Tenure Freehold

Property Type Semi-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

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – Please check the flooding service.

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

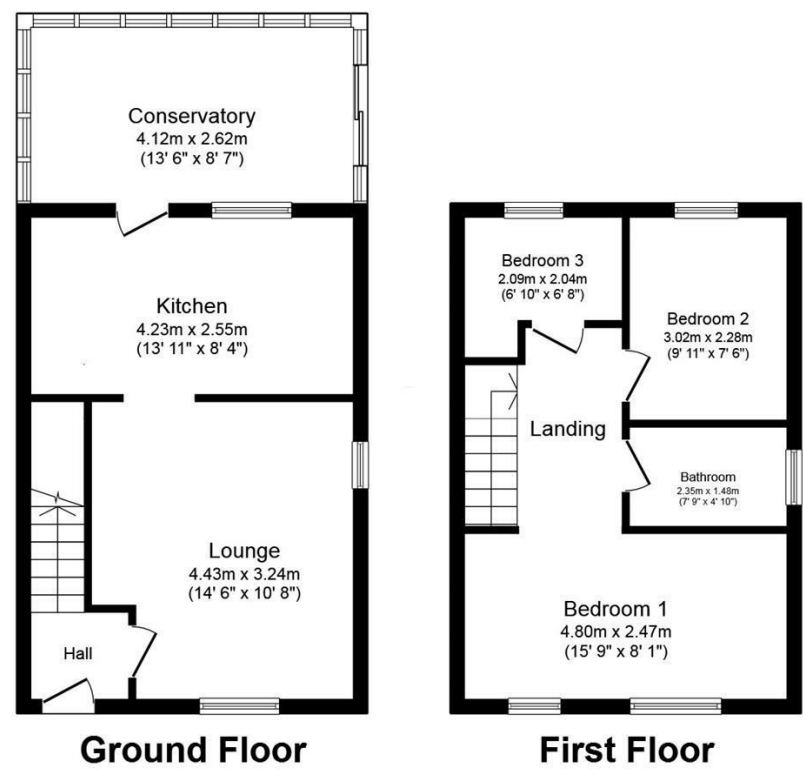
affected by coal mining .

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

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



Floor Plan



Total floor area 82.4 m² (886 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

