



1 Harding Close, Rawmarsh, Rotherham, S62 7HD

Price Guide £290,000

GUIDE PRICE £290,000-£300,000

A deceptively spacious FOUR BEDROOM DETACHED FAMILY HOME offered for sale with NO UPWARD CHAIN. The accommodation, which is complimented by gas central heating and Solar panels, uPVC double glazing and Conservatory, briefly comprises: reception Hall with Cloakroom, spacious split-level Lounge/Dining Room, Conservatory and re-fitted Kitchen. Leading off the first floor Landing are four bedrooms and re-fitted family Bathroom.

A drive provides off-road parking and leads to the integral Garage whilst to the rear is an established and sheltered garden.

HALL

With uPVC door and glazed side panel, radiator and laminate floor and internal door to the Garage

CLOAKROOM



Having a close coupled W.C. and vanity wash basin. Heated towel rail and uPVC opaque window

KITCHEN 11'0" x 8'10" (3.37 x 2.7)



With gloss finish base and wall units and inset stainless steel sink with 'instant' hot water tap, integrated electric induction hob with double oven beneath and high level extractor hood. Built-in fridge and dishwasher, pull-out pan drawers. Vertical radiator, space and plumbing, front facing uPVC window

DINING AREA 10'10" x 8'4" (3.32 x 2.56)



With radiator and steps down to the Lounge

LOUNGE 20'2" x 9'1" (6.16 x 2.77)



With contemporary wall mounted coal effect fire, two radiators, under stairs display area. uPVC rear facing bay window and uPVC double doors opening into the Conservatory

CONSERVATORY 9'11" x 8'0" (3.03 x 2.45)



With laminate flooring and double doors opening into the rear garden

LANDING

With radiator, two cupboards and pull-down loft ladder

REAR BEDROOM 11'5" x 9'3" (3.5 x 2.83)



Having built-in wardrobes running the length of one wall, radiator and uPVC window

FRONT BEDROOM 12'4" x 7'8" (3.77 x 2.36)



With radiator and uPVC window

REAR BEDROOM 9'3" x 6'9" (2.83 x 2.07)



With radiator and uPVC window

FRONT BEDROOM 10'3" x 8'2" (3.14 x 2.5)



With radiator and uPVC window

BATHROOM 7'6" x 6'10" (2.3 x 2.1)



Having a shower enclosure and electric shower, vanity wash basin and close coupled W.C. Fitted linen/storage cabinets, heated towel rail and uPVC opaque window

GARAGE 16'4" x 7'9" (5 x 2.37)

With 'Garolla' electric roller door. Wall mounted 'Vaillant' gas boiler and plumbing for washing machine

OUTSIDE



To the front is a block paved double width drive with lawn to one side. To the rear is an enclosed private and sheltered garden.

MATERIAL INFORMATION

Council Tax Band - D

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 - Drive & 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>

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

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan

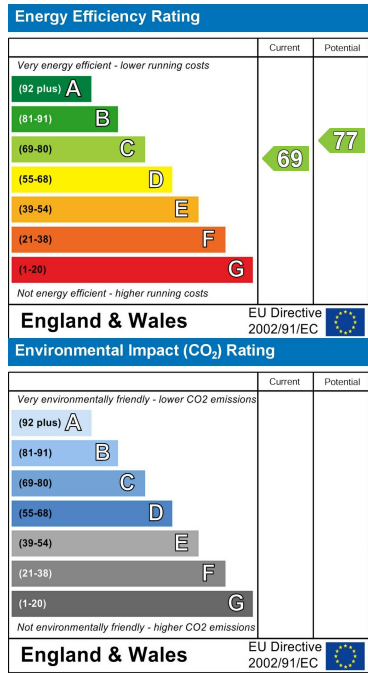


Area Map



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



www.merryweathers.co.uk

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

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

Offices also at: Barnsley & Mexborough

Registered Office: 16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

