

71 Hounsfield Road, Rotherham, S65 3PX

**£220,000**

A recently refurbished and decorated THREE BEDROOM SEMI DETACHED HOUSE OCCUPYING A SUBSTANTIAL PLOT.

The property offers spacious accommodation complimented by gas central heating and uPVC double glazing and briefly comprises: Entrance Hall, Lounge, separate Dining Room, Kitchen, side entrance Lobby with W.C. and Storeplace. There are three first floor Bedrooms and re-fitted Bathroom. To the front is a block paved forecourt providing off-road parking for 5 vehicles whilst to the rear is a much larger than average enclosed garden.

## FRONT ENTRANCE HALL



With uPVC entrance door and storage cupboard

## LOUNGE 11'9" x 10'3" (3.6 x 3.13)



(presently utilised as a 4th Bedroom) With uPVC window and radiator

## DINING ROOM 13'1" x 12'1" (4 x 3.7)



With rear facing uPVC window and radiator

## KITCHEN 14'1" x 8'2" (4.3 x 2.5)



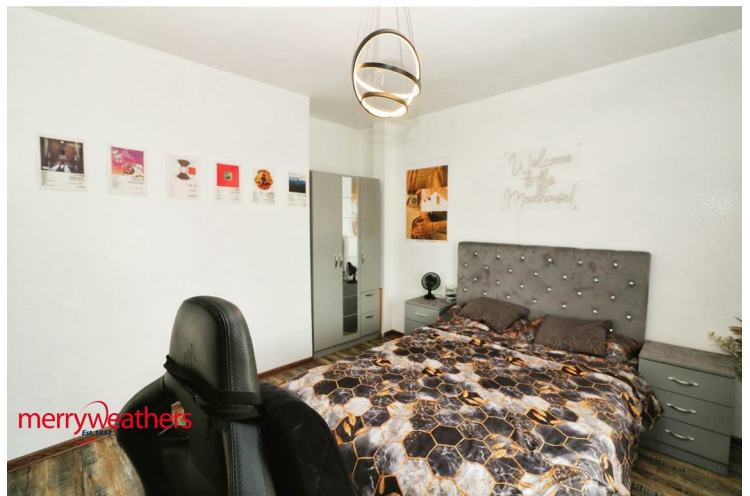
With fitted base and wall units and inset sink with monobloc mixer tap. Gas hob with electric oven beneath and high level extractor hood. Space and plumbing for washing machine, uPVC window.

## FIRST FLOOR LANDING



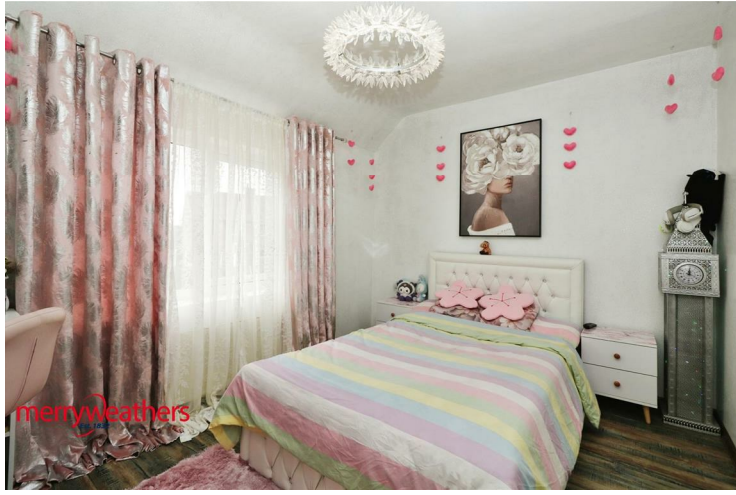
With uPVC window

## REAR BEDROOM 12'1" x 11'9" (3.7 x 3.6)



With radiator and uPVC window

## FRONT BEDROOM 11'9" x 9'2" (3.6 x 2.8)



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

## REAR BEDROOM THREE 9'10" x 7'4" (3 x 2.25)

With uPVC window and radiator

## BATHROOM

With white suite comprising panelled bath with mixer tap shower attachment, vanity wash hand basin and close couple W.C. uPVC opaque window

## OUTSIDE



Large block paved front forecourt providing off-road parking for 5 vehicles. To the side is an Entrance Lobby which opens into the rear garden with Store place and W.C.

To the rear is a larger than average fenced, lawned garden with block paved patios

## MATERIAL INFORMATION

Council Tax Band: A

Tenure : Freehold

Property Type Semi detached house

Construction type Brick

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

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to

## Floor Plan



**Ground Floor**



**First Floor**

Total floor area 117.6 sq.m. (1,266 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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