merryweathers
Est. 1832









28 Hampole Drive, Thurnscoe, Rotherham, S63 0TZ

Asking Price £270,000

This detached three-bedroom bungalow is offered for sale in Thurnscoe, near Rotherham, occupying a large corner plot within a cul-de-sac setting. The position provides a sense of privacy with reduced passing traffic, while still being conveniently placed for local amenities.

Public transport links are a key benefit. Thurnscoe railway station connects to Sheffield, Leeds and Doncaster, with typical journey times of around 40–50 minutes to Leeds and Sheffield, and under 30 minutes to Doncaster, making this location practical for commuters. Regular bus services operate through the village, linking to neighbouring communities and town centres.

Merryweathers
Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Thurnscoe
Thurnscoe is a village in the metropolitan borough of Barnsley in South Yorkshire, England. Thurnscoe's oldest building is the Church of St. Helen on High Street, built in 812 by the Saxons and rebuilt in 1087 by the Normans.

Material Information
Council Tax Band - C
Tenure - Freehold
Property Type - Detached
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 – 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.

Entrance Hallway
With a front facing upvc entrance door, central heating radiator with access to the accommodation. With loft access, gained via a ladder, majority boarded hosting the central heating boiler.

Lounge 11'3" x 19'7" (3.45 x 5.97m)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset.

Kitchen 11'5" x 7'9" (3.48 x 2.37m)


This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include an induction hob and integrated dishwasher.

Side Porch
With side facing entrance door entering the driveway.

Master Bedroom 11'1" x 11'6" (3.40 x 3.53m)



With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

En Suite




With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC.

Bedroom 10'7" x 7'11" (3.23 x 2.43)



With a rear facing upvc window, central heating radiator and fitted wardrobes.

Bedroom 6'9" x 8'0" (2.08 x 2.44m)



With a side facing upvc window and central heating radiator.

Shower Room




With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With under floor heating and opaque double glazed window.

Garage

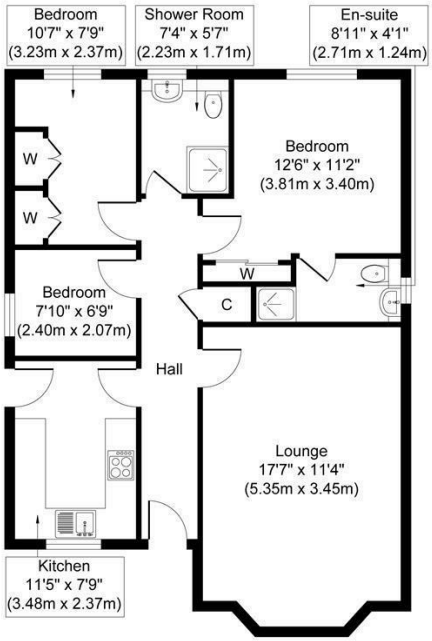
Detached brick built garage, hosting power and lighting secured by a remotely controlled electric roller door.

External



To the front of the property is a low maintenance garden, with driveway providing off road parking for a number of vehicles. To the rear is a private garden with paved patio areas ideal for entertaining.

Floor Plan



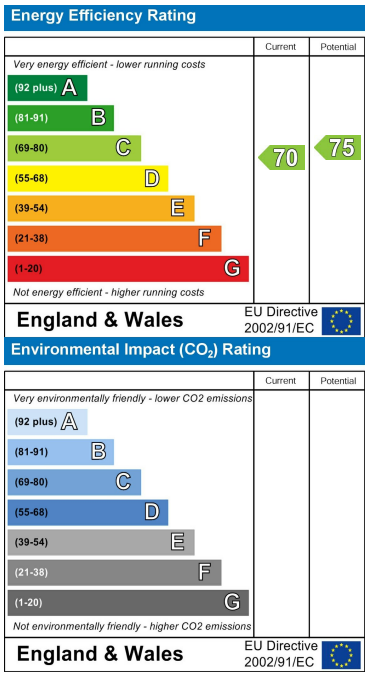
Approximate Floor Area
791 sq. ft
(73.44 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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The Property Ombudsman
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