



54 Barnsley Road, Goldthorpe, Rotherham, S63 9LT

Offers In Excess Of £98,000

Ideally suited for the commuter, with access to the Dearne Valley parkway within easy reach is this Two double bedroom mid terrace property. Offered with off road parking to the rear, there are separate reception rooms, with extension hosting the modern fitted kitchen, with separate utility room and down stairs WC. An early viewing is thoroughly recommended to appreciate the standards on offer.

Merryweathers

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Goldthorpe

Goldthorpe is a village within the Metropolitan Borough of Barnsley, in South Yorkshire, England. Historically part of the West Riding of Yorkshire, it was anciently a small medieval farming village, Goldthorpe is recorded in the Domesday Book.

Lounge 15'3" x 13'4" (4.67m x 4.07m)



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.

Inner Lobby

Stairs rising to the first floor accommodation.

Dining Room 12'11" x 9'8" (3.96m x 2.95m)



With open access to the kitchen area.

Kitchen 12'3" x 12'1" (3.75m x 3.70m)



Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of double electric oven and hob with chimney type extractor over. One and a half single drainer sink unit with mixer tap. Integrated dishwasher. Peninsular breakfast bar with seating for two. Ceramic tiles to floor and splash back areas. Double panelled central heating radiator.

Utility / WC

Situated off the dining room with WC and hand wash

basin, there is also space and plumbing for an automatic washing machine. Doorway to cellar.

Bedroom One 13'6" x 13'1" (4.12m x 4.00m)



uPVC double glazed window to front elevation. Double panelled central heating radiator. With useful fitted storage.

Bedroom Two 13'3" x 8'10" (4.04m x 2.70m)



uPVC double glazed window to rear elevation. Double panelled central heating radiator.

Bathroom



uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower tap attachment, low flush WC and hand wash pedestal basin. Fully tiled to bath and shower areas. Heated towel rail.

External

To the front is a small walled garden with path to front door. To the rear are double gates allowing off road parking for more than one vehicle.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Terraced

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

a f f e c t e d b y c o a l m i n i n g .

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

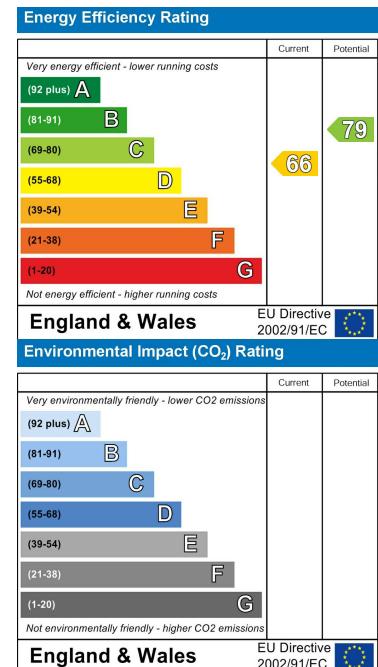
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

Area Map



Energy Efficiency Graph



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