

Park Row

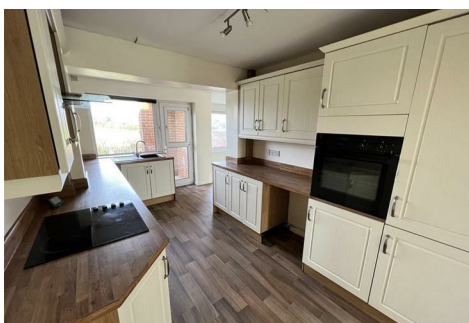


Rectory Lane, Thurnscoe, Rotherham, S63 0RS

£200,000



**** GARAGE AND OFF STREET PARKING ** ENCLOSED GARDEN WITH OPEN VIEWS TO THE REAR **** Situated in Rotherham this detached house, with no upward chain, briefly comprises: Hallway, Living room, Dining Room and Kitchen. To the First Floor are three bedrooms and Family Bathroom. Externally, the property has off street parking, garage and enclosed garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE OF THE PROPERTY ON OFFER.**



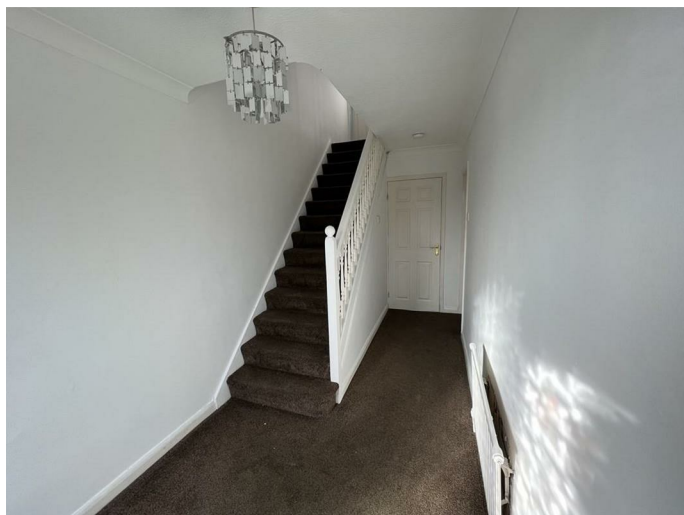
GROUND FLOOR ACCOMMODATION

Entrance

UPVC entrance door with full height double glazed windows to either side leading into:

Hallway

14'8" x 6'5" (4.49m x 1.98m)



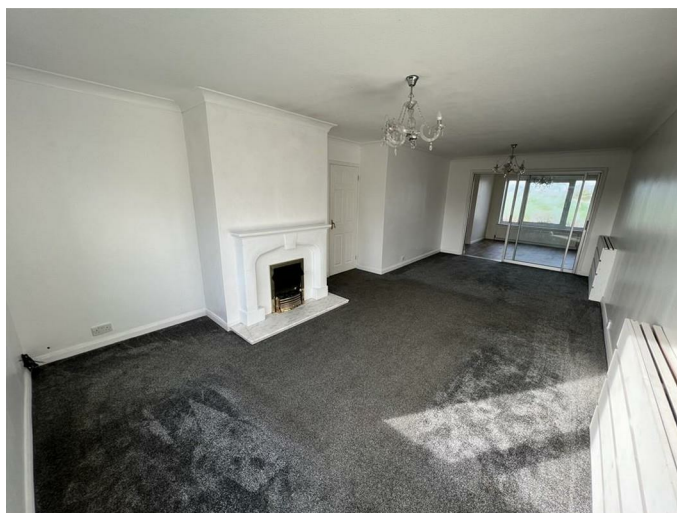
Stairs leading to First Floor Accommodation and doors leading off.

Living Room

24'0" max x 12'5" max (7.34m max x 3.81m max)



With feature fireplace, coving, uPVC double glazed window to the front elevation and sliding doors giving access to:



Dining Room

10'7" max x 9'5" max (3.24m max x 2.88m max)



UPVC double glazed window to the rear elevation and aperture leading through to:

Kitchen

15'0" max x 8'0" max (4.59m max x 2.45m max)



Having base and wall units in a cream finish with decorative handles, block effect worktops and single drainer sink with chrome mixer tap over. Four ring electric hob with electric extractor fan over and uPVC double glazed window to the rear elevation. Understairs storage cupboard.



FIRST FLOOR ACCOMMODATION

Landing

Doors leading off.

Bedroom One

12'0" max x 11'2" max (3.66m max x 3.42m max)



UPVC double glazed window to the front elevation.

Bedroom Two

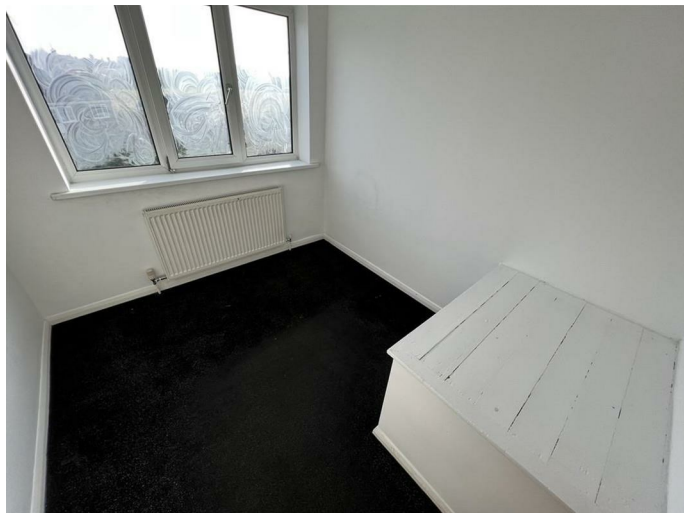
12'8" max x 11'9" max (3.88m max x 3.60m max)



UPVC double glazed window to the rear elevation with views over open fields.

Bedroom Three

8'11" max x 7'10" max (2.73m max x 2.41m max)



UPVC double glazed window to the front elevation.

Family Bathroom

7'11" max x 5'7" max (2.43m max x 1.72m max)



Having a white suite comprising: panel bath with mixer taps over and integrated shower attachment with wall fittings and glass shower screen. The bath area is tiled to ceiling height. Pedestal wash hand basin with chrome mixer tap over and close coupled w.c. UPVC double glazed frosted window to the rear elevation.

EXTERIOR

Front

Vehicular access is gained via two wrought iron vehicular access gates to concrete driveway leading down the side of the property providing off street parking for three plus cars. Dwarf stone wall to the front and lawned area. Steps give access to the front door. Driveway leading to the garage with up and over door. Wrought iron gate gives access to the rear.



Rear



Partial flagged patio area, partial lawned area and perimeter fencing.



Tenure: Freehold

Local Authority: Barnsley

Tax Band: C

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

TENURE AND COUNCIL TAX

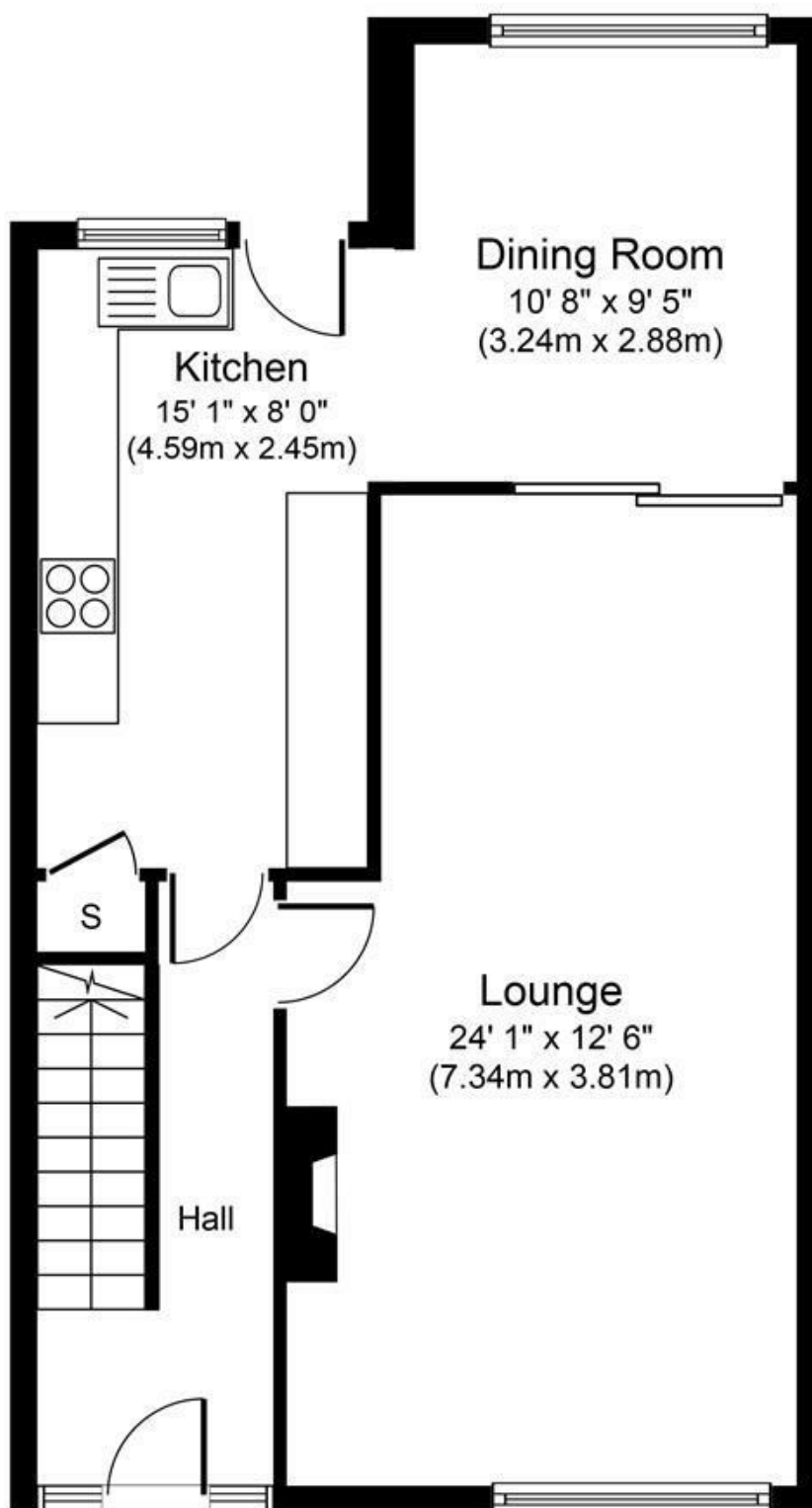
The Tenure and Council Tax Banding for the property have

been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.

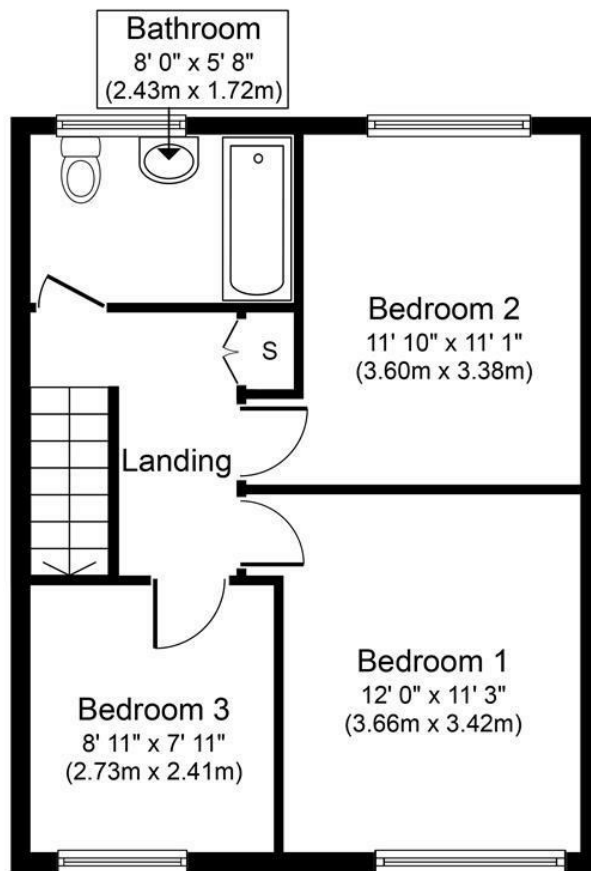
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
604 sq. ft.
(56.1 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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First Floor
Approximate Floor Area
445 sq. ft.
(41.3 sq. m.)

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