



## 19 Ryton Road | North Anston | S25 4DL

Guide Price £200,000 to £210,000

Bell & Co Estates are delighted to present this FOUR BEDROOM DETACHED home in North Anston offered with no vendor chain. Completely renovated throughout to a beautiful standard. In brief the property comprises of front facing spacious Lounge, open plan style modern kitchen with plenty of worktop and cupboard space, integrated appliances with dining room overlooking the tranquil garden. There is a separate utility room and downstairs WC with further snug or playroom. Upstairs are Three double bedrooms with the master having an en-suite and a further single bedroom, modern family bathroom with shower over bath, wash basin and WC. To the rear of the property is side gate access from the front, a low maintenance private enclosed garden with pebbled area. Close to all local amenities, transport links and schools, this property is in a prime location. Call now to arrange your viewing!

- NO CHAIN!
- FOUR BEDROOM MODERN DETACHED PROPERTY
- Completely Renovated
- Spacious Lounge
- Modern Kitchen with Dining Area
- Private Enclosed Garden



GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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19 RYTON ROAD  
ANSTON  
ROTHERHAM  
S25 4DL

Energy rating

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Valid until  
**20 January 2031**

Certificate number  
**9414-1005-4209-9389-0200**

**Property type** Detached house

**Total floor area** 98 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements