

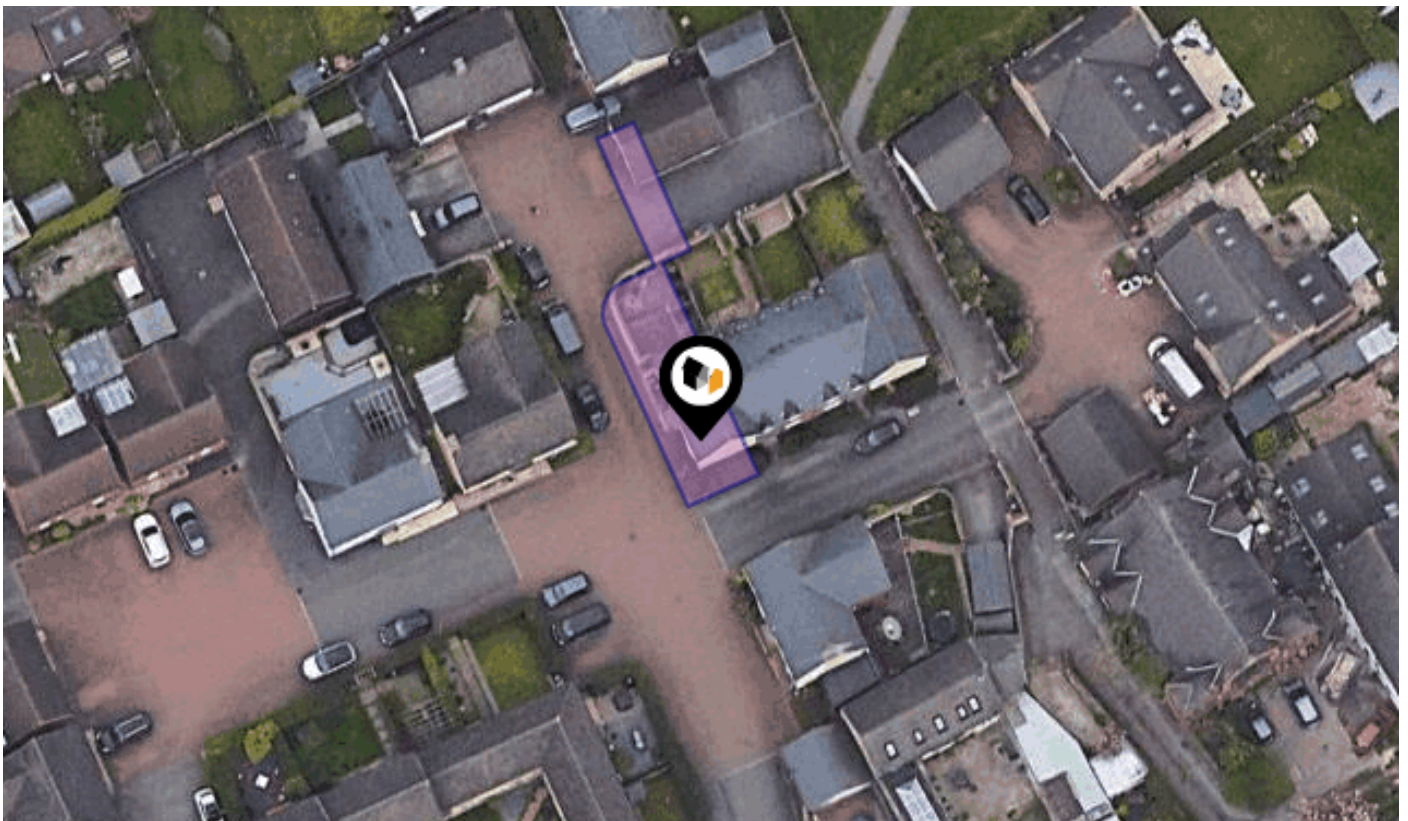


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th April 2024



EARLS COURT, THORPE HESLEY, ROTHERHAM, S61

Martin & Co

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www.martinco.com/estate-agents-and-letting-agents/branch/rotherham





Property

Type:	Terraced	Last Sold £/ft²:	£186
Bedrooms:	3	Tenure:	Freehold
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.04 acres		
Year Built :	2010		
Council Tax :	Band B		
Annual Estimate:	£1,720		
Title Number:	SYK576946		
UPRN:	10023212026		

Local Area

Local Authority:	Rotherham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

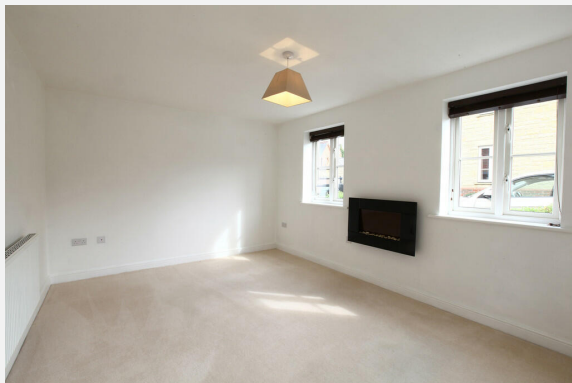
5 mb/s	56 mb/s	1000 mb/s

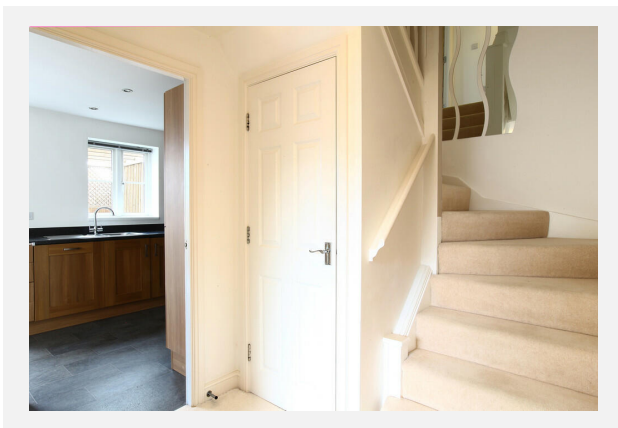
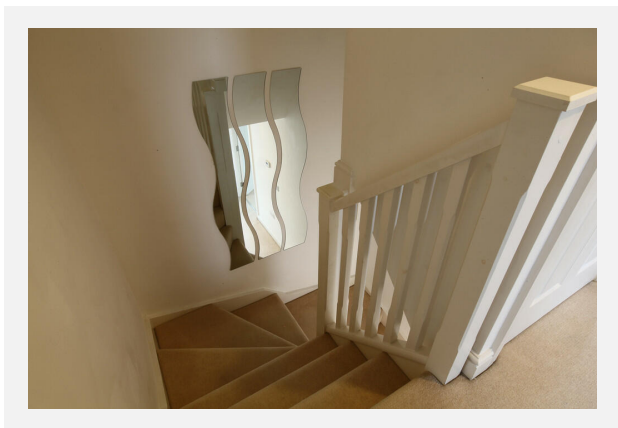
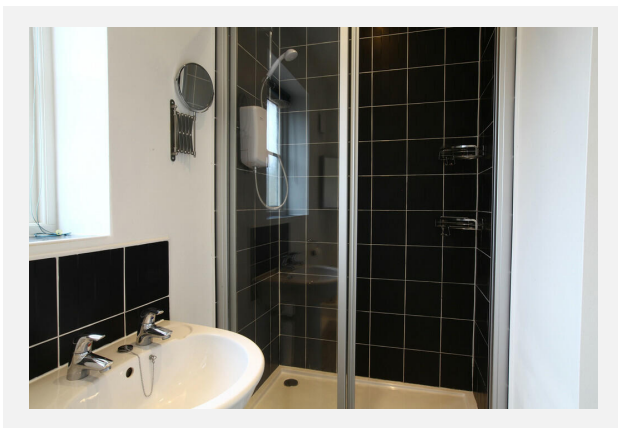
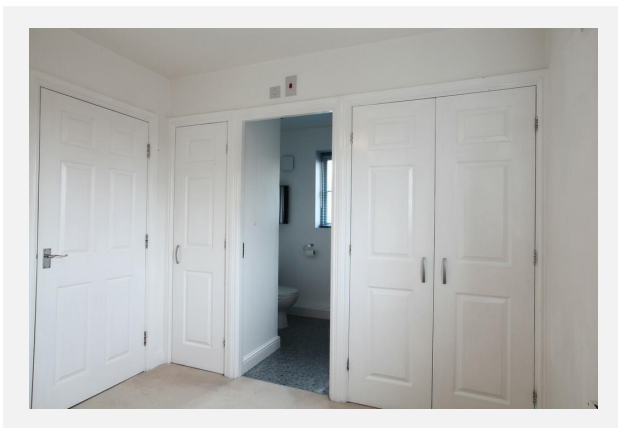
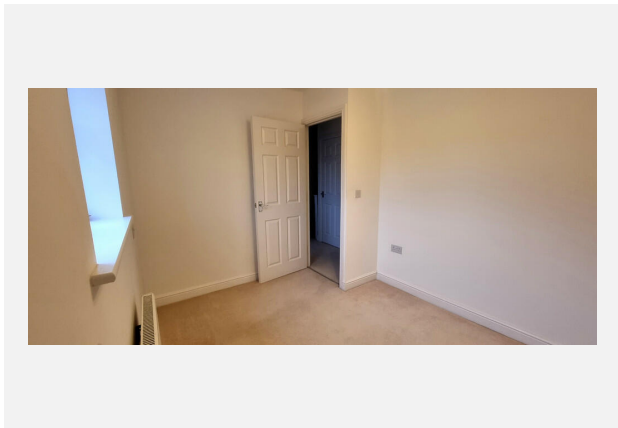
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

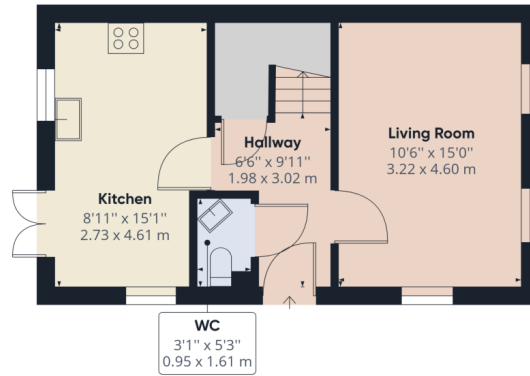




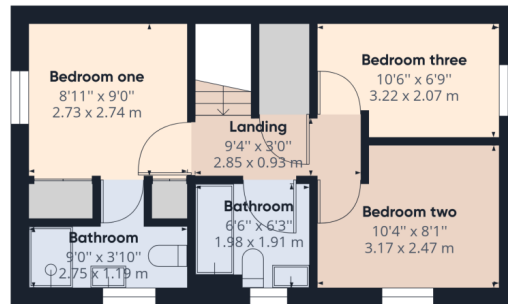




EARLS COURT, THORPE HESLEY, ROTHERHAM, S61



Ground Floor



Floor 1

Approximate total area⁽¹⁾
768.80 ft²
71.42 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Thorpe Hesley, S61

Energy rating

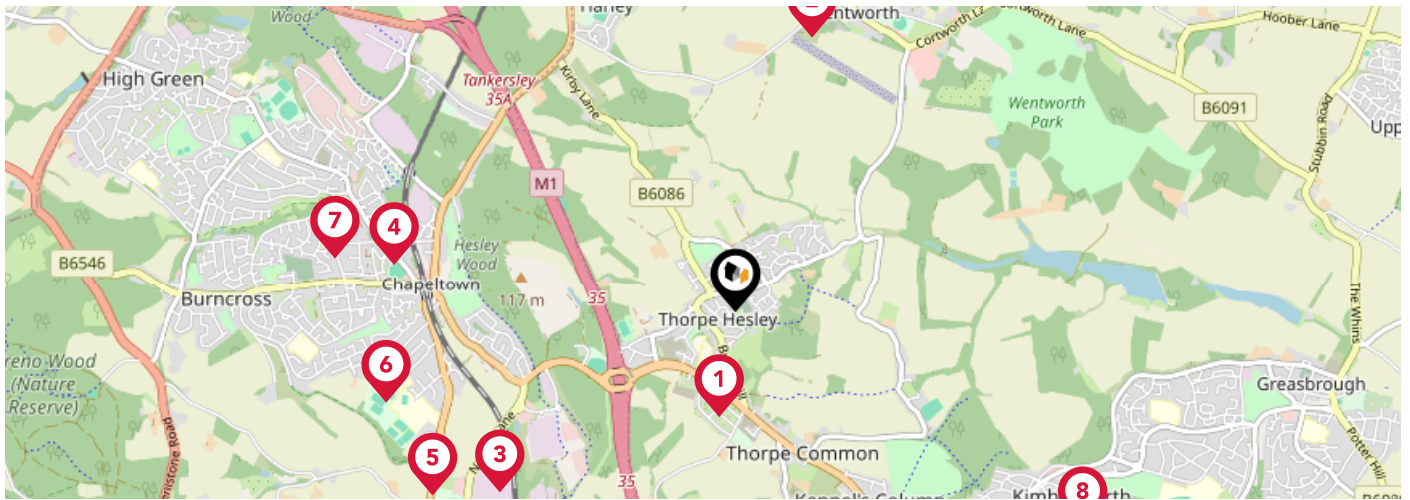
C

Valid until 07.07.2033

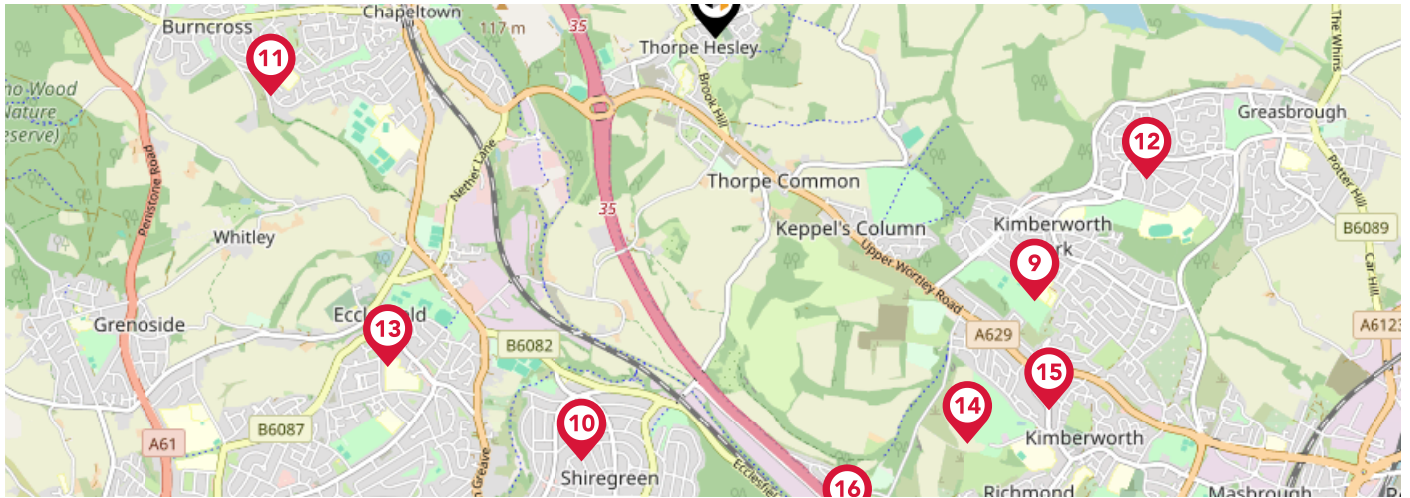
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

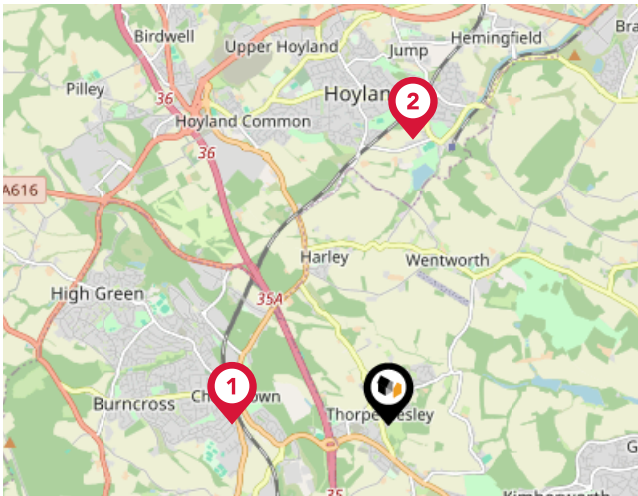
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	74 m ²



		Nursery	Primary	Secondary	College	Private
1	Thorpe Hesley Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wentworth CofE Junior and Infant School Ofsted Rating: Good Pupils: 103 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chapeltown Academy Ofsted Rating: Good Pupils: 215 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lound Junior School Ofsted Rating: Good Pupils: 231 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ecclesfield School Ofsted Rating: Good Pupils: 1684 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Coit Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lound Infant School Ofsted Rating: Good Pupils: 143 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Roughwood Primary School Ofsted Rating: Good Pupils: 281 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

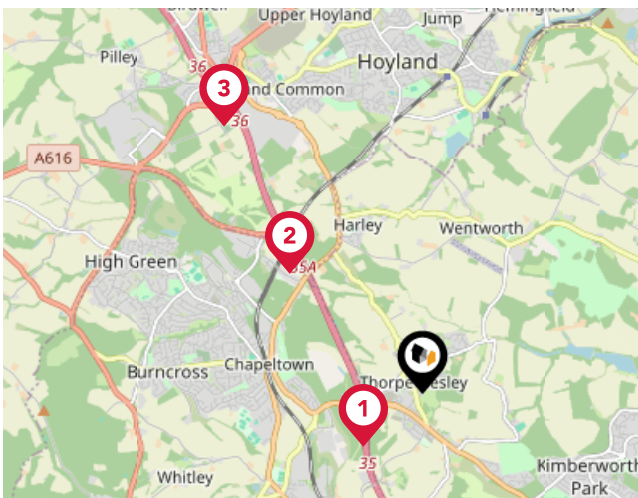


		Nursery	Primary	Secondary	College	Private
	Redscope Primary School Ofsted Rating: Good Pupils:0 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beck Primary School Ofsted Rating: Good Pupils: 739 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Windmill Hill Primary School Ofsted Rating: Good Pupils: 379 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rockingham Junior and Infant School Ofsted Rating: Inadequate Pupils: 364 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ecclesfield Primary School Ofsted Rating: Good Pupils: 411 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey School Ofsted Rating: Outstanding Pupils: 171 Distance:2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Catholic Primary School Ofsted Rating: Good Pupils: 336 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blackburn Primary School Ofsted Rating: Good Pupils: 269 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



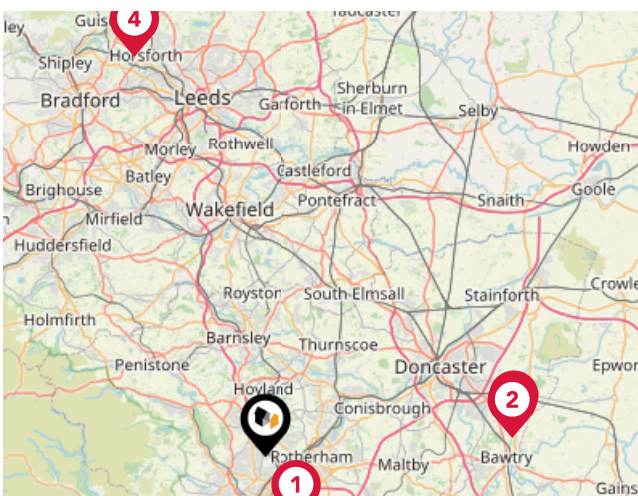
National Rail Stations

Pin	Name	Distance
1	Chapeltown Rail Station	1.38 miles
2	Elsecar Rail Station	2.53 miles
3	Meadowhall Rail Station	3.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J35	0.69 miles
2	M1 J35A	1.57 miles
3	M1 J36	2.93 miles
4	M1 J34	3.82 miles
5	M1 J33	5.6 miles

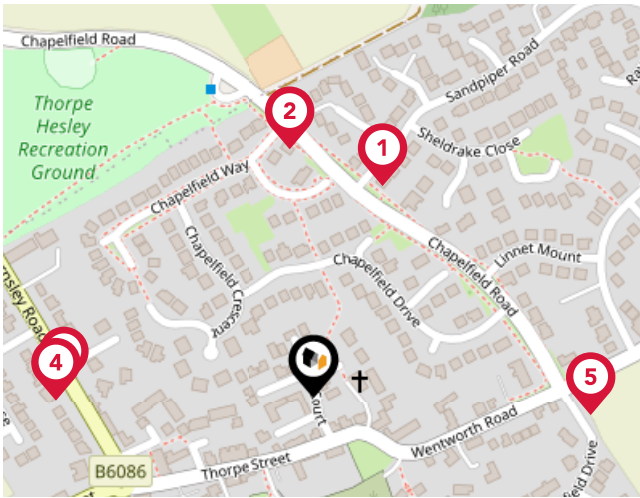


Airports/Helipads

Pin	Name	Distance
1	Sheffield City Airport	5.05 miles
2	Robin Hood Doncaster Sheffield Airport	17.42 miles
3	Robin Hood Doncaster Sheffield Airport	17.52 miles
4	Leeds Bradford International Airport	29.63 miles

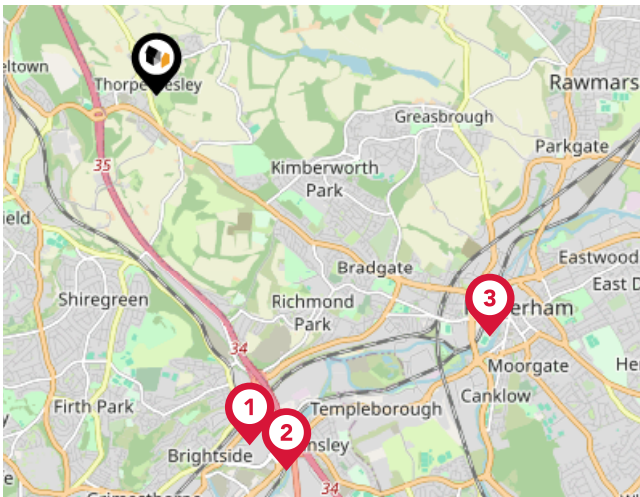
Area

Transport (Local)



Bus Stops/Stations

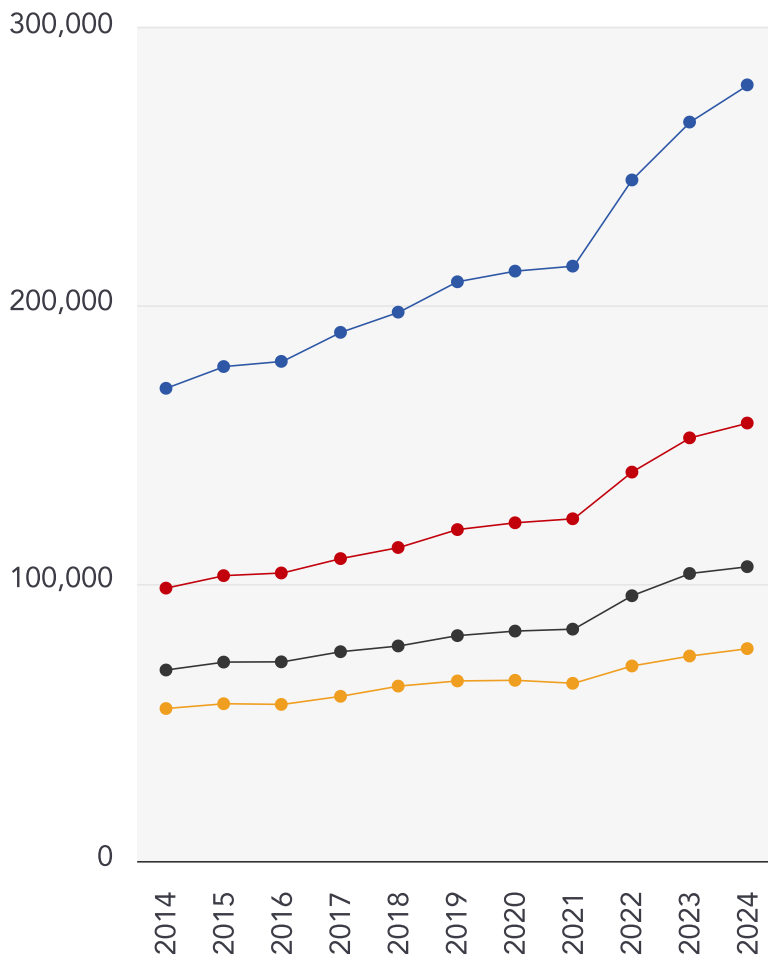
Pin	Name	Distance
1	Sandpiper Road/Churchfield Road	0.12 miles
2	Chapelfield Road/Chapelfield Way	0.14 miles
3	Barnsley Road/Wentworth Close	0.14 miles
4	Barnsley Road/Wentworth Close	0.14 miles
5	Wentworth Road/Thorpefield Drive	0.15 miles



Local Connections

Pin	Name	Distance
1	Meadowhall Interchange (S Yorks Supertram)	3.21 miles
2	Meadowhall South - Tinsley (S Yorks Supertram)	3.51 miles
3	Rotherham Station (South Yorkshire Supertram)	3.64 miles

10 Year History of Average House Prices by Property Type in S61



Detached

+64.19%

Semi-Detached

+60.5%

Terraced

+54.1%

Flat

+39.3%

Testimonial 1



I have now sold and bought a property with Martin Co. and both times the service has been exceptional. Every employee has been brilliant, but Sue especially was always going above and beyond. At all times I felt that she was in control and I was constantly updated with what was going on. Great team. Great service. Can't recommend enough.

Testimonial 2



I can't thank the Rotherham branch manager, Sue enough for her excellent service and the patience she showed with me in the buying and selling of my properties. She was just amazing... and believe me she had to be to put up with my endless calls and questions Thank you so much Sue x

Testimonial 3



We have been very grateful to Martin & co for helping us purchase a property. To Sue for her patience and to Gary especially. Thank you.

Testimonial 4



Used these to purchase our house. Had great communication all went amazing smoothly. Would use again



/MartinCoRotherham



/martincorotherham

Martin & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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