Herringthorpe Valley Road Herringthorpe, Rotherham S65 3AX
Guide Price £180,000
Larger style 1930s three bedroom semi-detached

Beautifully appointed throughout

Modern Kitchen and Bathroom

Generous plot with Garage and well maintained gardens

Two large bay windowed reception rooms

Sought after location close to St Bernards School

Guide Price £185,000 to £195,000 - This OUTSTANDING 1930's larger style three bedroom semi-detached occupies a generous plot and is situated within a sought after location which is convenient for St.Bernards School and is within easy reach of Rotherham, public transport and local shops. It is beautifully appointed throughout with accommodation briefly comprising: Spacious entrance hall, fabulous bay windowed Lounge with feature cast iron fire, large rear bay windowed second reception / Dining Room, stylish fitted Kitchen with integral cooking appliances, three generous bedrooms, a modern family bathroom with shower, a lengthy Garage with secure driveway and has well maintained gardens to the front and particularly to the rear. We would strongly advise a personal inspection, viewings strictly by appointment by calling Bartons 01709 515740. EPC D

Entrance Hallway
A PVCu with opaque side panel window opens to a well presented hallway which has wood effect laminate flooring, a radiator, built-in storage and a wooden spindled staircase to the first floor.

Lounge 14' 6" x 11' 7" (4.42m x 3.53m) into Bay
Beautifully appointed with a large front facing double glazed bay window, radiator, TV extension point and a feature fireplace with inset cast iron fire.

Dining Room 14' 8" x 11' 0" (4.47m x 3.35m)
A tastefully appointed and most generous second reception room which benefits from a large rear facing double glazed bay window which soaks in views of the garden and with a radiator.

Kitchen 12' 6" x 8' 8" (3.81m x 2.64m)
Appointed with a stylish range of wall, base and drawer units in a cream finish with contrasting work tops with splash back tiling and an inset one plus half stainless steel bowl and drainer with a mixer tap. It has a side facing window and rear facing window and PVCu door providing access to the garden. It has a built-in pantry cupboard and integral cooking appliances including an electric oven, has hob and extractor hood.

Bedroom 1 14' 6" x 11' 7" (4.42m x 3.53m) into Bay
Well presented with a large double glazed front bay window and a radiator.

Bedroom 2 14' 8" x 11' 0" (4.47m x 3.35m)
With a large double glazed bay window and radiator.

Bedroom 3 8' 5" x 8' 1" (2.56m x 2.46m)
A generous third bedroom with front double glazed window and a radiator.

Bathroom
Enjoying the benefit of both side and rear opaque double glazed windows and appointed with a suite comprising of a bath with wall mounted shower and glass folding shower screen, WC and a pedestal hand wash basin. Cushion floor, radiator.

Detached Garage
The property has a driveway which extends beyond secure wooden gates to a detached garage. The detached garage is generous in size with an up and over door.

Exterior & Garden
There are well kept gardens to the front and rear which are predominantly laid to lawn with mixed well stocked borders throughout. It also has a raised patio seating area to the house.
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Finding the right mortgage needn’t be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that’s just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

TENURE & PLANNING PERMISSION: We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential.

PHOTOGRAPHY: In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level.

UNOCCUPIED PROPERTIES: If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering.

VIEWING: Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.