



9 Rossiter Road, Greasbrough, Rotherham, S61 4PZ

**Offers In The Region Of £485,000**

Sympathetically renovated whilst maintaining period features. A viewing is highly recommended to appreciate the size and features of this well presented stone fronted, three double bed roomed detached property, which offers period charm throughout. The property comprises of lounge, dining room, breakfast/ kitchen, conservatory/ utility room with double doors leading to the rear garden and cellar. First Floor: Three double bedrooms, one en suite. Family bathroom. Rear attractive landscaped garden. Off road parking to front. with views overlooking parkland. Located in the heart of Greasbrough Village. Close to local amenities and Countryside with Greasbrough Dam and Wentworth Woodhouse within easy walking distance.

## Hall



Main entrance to side with original door opening to large entrance hallway with tiled flooring. With Cloak Room. Central heating radiator. Stained glass windows and UPVC windows. Doors leading to kitchen, lounge, dining room, w.c., stairs to basement and stairs rising to first floor. Original wood panelling to walls. Two ornate ceiling roses.

## Lounge 13'11" x 13'1" (4.25m x 3.99m)



Front UPVC double glazed working sash bay window with acoustic glass and shutters. Feature fireplace with log burner. Central heating radiator. Ornate coving and ceiling rose.

## Dining room 13'11" x 10'7" (4.25m x 3.24m)



Front UPVC double glazed working sash bay window with acoustic glass and shutters. Feature fireplace with surround and hearth. Central heating radiator with bespoke ornate cover. Ornate coving and ceiling rose.

## Kitchen 13'10" x 13'1" (4.24m x 4.01m)



Fitted with range of wall and base units, granite work surfaces with splashbacks. Comprising of integrated microwave, dishwasher and belfast sink with mixer tap. Wine cooler and wine rack. There is a central island/ breakfast bar with further units and granite work surface. Space for Range Cooker. Side UPVC window overlooking garden. Rear window and door opens to Conservatory/ Utility Room. Central heating radiator.

## Pantry 6'6" x 3'7" (2m x 1.1m)

With rear UPVC window.

## Conservatory/ Utility Room 11'10" x 6'11" (3.61m x 2.12m)



UPVC windows and French doors open to rear garden. Plumbing for washing machine.

## Ground floor W.C.



Cloakroom leading to the ground floor W.C. Fitted with white low flush W.C. Rear UPVC window with shutters..

## Basement/ Cellar

The cellar was tanked approximately 20 years ago. It has a non-standard ceiling height and is used by the current owners as games/recreational rooms. Occasional water ingress can occur during periods of high water table. The area is fitted with vinyl flooring and contents are raised. Comprising of two occasional rooms and hall providing separate storage space.

## Hall

With steps leading from first floor to lower ground floor. With spotlights, and storage space

**Room One 13'3" x 12'8" (4.04m x 3.88m)**



With UPVC double glazed window, lighting and central heating radiator. Built in storage cupboard.

**Room Two 13'4" x 9'4" (4.07m x 2.87m)**



UPVC double glazed window. Central heating radiator. Built in storage cupboard.

**FIRST FLOOR**



Stairs leading to first floor landing with wood panelling to walls. Side stained glass window. Loft access with drop down ladder. Ornate coving and ceiling rose.

**Bedroom One 14'2" x 13'1" (4.33m x 4.01m)**



Rear Bedroom with UPVC Double glazed working sash window with acoustic glass, central heating radiator. Ornate coving and ceiling rose. Cast iron fireplace.

**Bedroom Two 13'1" x 11'2" (3.99m x 3.41m)**



Front Bedroom with UPVC double glazed working sash window, with acoustic glass and central heating radiator. With ensuite. Ornate coving and ceiling rose. Views overlooking park.

**Ensuite 8'5" x 2'10" (2.58m x 0.87m)**



Modern Ensuite shower room with white low flush W.C. wash basin with cupboard and shower cubicle.

**Bedroom Three 13'11" x 10'6" (4.26m x 3.22m)**



Front bedroom with UPVC double glazed working sash window with acoustic glass. Views overlooking park. Central heating radiator with bespoke radiator cover. Ornate Coving and ceiling rose..

**Bathroom 8'0" x 7'0" (2.44m x 2.14m)**



Four piece bathroom suite with bath, low flush W.C., sink and separate shower cubicle with rainfall shower and screening. Full matching floor and wall tiles.

**Outside**



Front paved driveway, side path leads to main entrance. Side and rear gated access leads to rear well

maintained, landscaped walled garden mainly laid to lawn, shrubs, and two patio areas.

### **Material Information**

Council Tax Band D

Tenure Freehold

Property Type THREE BEDROOMED DETACHED

Construction type Brick built and stone

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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: OFF ROAD PARKING TO FRONT

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

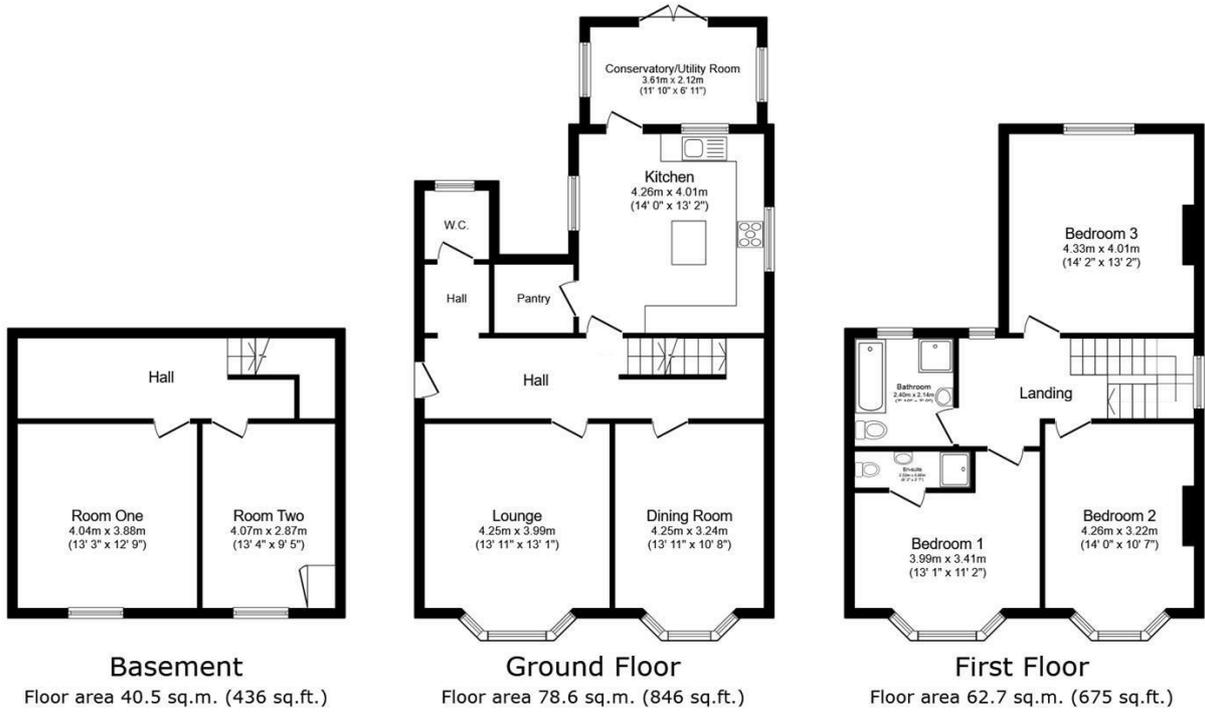
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

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

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

# Floor Plan



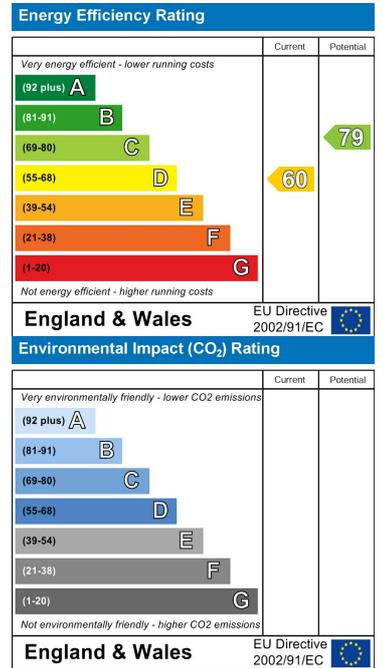
Total floor area: 181.8 sq.m. (1,956 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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