

118 Highgate Lane, Goldthorpe, Rotherham, S63 9BH

**Asking Price £125,000**

Having undergone a full recent renovation, this stunning property would provide the ideal opportunity for the first time buyer. With separate reception rooms and open plan kitchen, the property hosts two large double bedrooms, one of which leads to the family bathroom hosting a four piece suite. An early viewing is thoroughly recommended.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Goldthorpe

Goldthorpe is a village within the Metropolitan Borough of Barnsley, in South Yorkshire, England. Historically part of the West Riding of Yorkshire, it was anciently a small medieval farming village, Goldthorpe is recorded in the Domesday Book.

## Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - End Terrace

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

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 - On Road

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 to gain more information on if this property is affected by coal mining.

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

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

## Lounge 11'6" x 15'5" (3.53 x 4.72m)



With a front facing upvc entrance door, central heating radiator and upvc double glazing to the front aspect.

## Dining Room 10'1" x 13'1" (3.09 x 4.01m)



With side facing upvc window, central heating radiator and focal point of the room being the multi fuel burner, with open access to the kitchen.

## Kitchen 9'2" x 10'3" (2.81 x 3.14m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with space and plumbing for an automatic washing machine and rear entrance door.

## Front Bedroom 12'2" x 12'0" (3.71 x 3.68m)



With front facing upvc window, central heating radiator and walk in storage.

## Rear Bedroom 10'10" x 15'2" (3.32 x 4.64m)



### **Bathroom 9'4" x 10'3" (2.86 x 3.13m)**



Hosting a four piece suite comprising of a panelled bath with separate shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### **External**

The front of the property is via gated access, whilst to the side is the opportunity to achieve on road parking via Edward Street. To the rear is a low maintenance yard, with brick built storage shed.

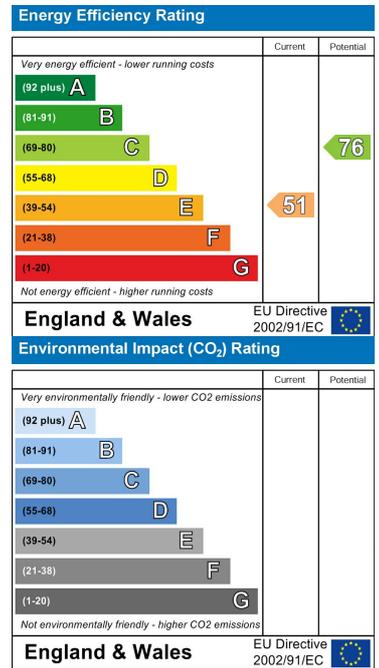
# Floor Plan



# 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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