

Freehold
Asking Price: £480,000

The OldSchool Yard, Whiston,
Bathurst SA0



LINCOLN RALPH



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The OldSchool Yard, Whiston, Rotherham, S60

Within the heart of the old village, close to open countryside, an immaculate detached en suite family home. With three bedrooms and two bathrooms, gas central heating, double glazing and versatile accommodation extending to approximately 1600 square feet. Set within attractive gardens with ample parking the location affords easy access to the village centre, both Rotherham and Sheffield and the M1 motorway network, all of which are within a short drive.

Entrance Porch With double glazed front door and tiled floor.

Cloakroom/WC With wc and wash basin in white, under stairs storage.

Dining Room 4.44 x 2.66. A versatile room which could potentially convert to a ground floor bedroom if required. This room has a front aspect bow window and oak floor.

Kitchen 3.68 x 3.64. With a range of white gloss finish units with granite tops and upstands, fitted cooker hood, oak floor, sink with mixer, rear aspect and double glazed external door to the rear.

Lounge 6.96 x 4.85. A large L shaped living room easily used as a lounge/diner. Oak floor, living flame gas fire, front aspect bow window and double glazed external door to the rear. Maximum measurements.

Conservatory 4.13 x 4.13. Adjoining the lounge, a double glazed conservatory with tiled floor.

Landing With access to loft space.

Bedroom One 5.10 x 3.60. Maximum measurements. With front aspect, laminate floor and fitted wardrobes including dressing area.

En suite shower room 2.90 x 1.76. With fittings by RAK and Porcelanosa including wc, wash basin and double shower area with monsoon head. Towel rail/radiator and tiled floor.

Bedroom Two 3.93 x 3.20. With front aspect, laminate floor, shelved wardrobe and concealed gas boiler.

Bedroom Three 3.69 x 2.32. With side and rear aspects and laminate floor.

Bathroom 3.17 x 1.75. A well appointed bathroom in white with wc, wash basin, bath and shower area with monsoon head. Towel rail/radiator, fully tiled floor and walls.

Outside Within this secluded setting just off School Hill the property has attractive gardens with lawns and driveway to the front and pathway to the side leading to the rear. To the rear is an enclosed patio garden with further raised rockery area, the rear providing an ideal secluded entertaining area. Timber garden shed and outside tap.

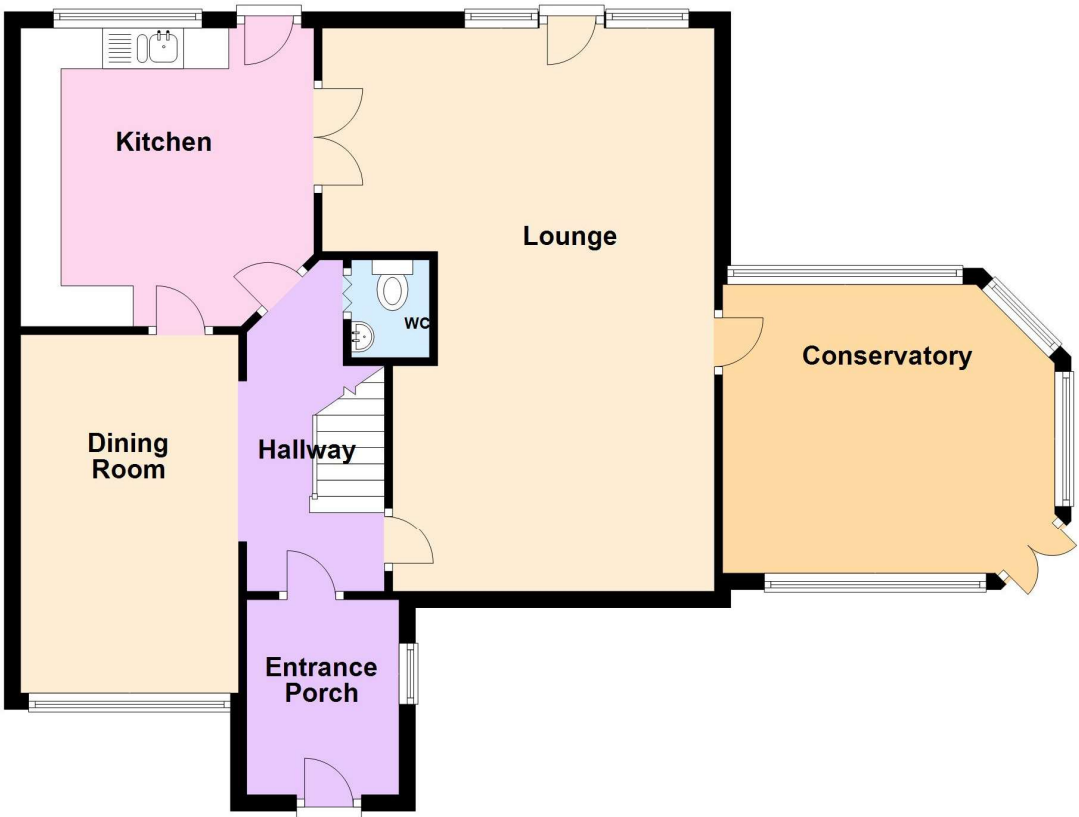


- Beautiful village location
- Immaculate detached family home
- Close to Sheffield and M1
- En suite to Master
- Central heating and double glazing
- Ideal commuter base
- Attractive gardens
- Gloss finish Kitchen
- Conservatory

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor

