

Leasehold

Asking Price: £195,000

Apartment 9, Doncaster Road,  
Thurbarth Park, Doncaster S65



LIFT TO ALL FLOORS



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# Apartment 9, Doncaster Road, Thrybergh, Rotherham, S65

Set within the grounds of the historic Manor House is this stunning two bedroom first floor apartment. This gated development has been constructed in stone to complement its surroundings and takes in views over Rotherham golf course to the rear. The accommodation briefly comprises communal entrance hallway with lift, entrance hall, open plan living area with fitted kitchen, master bedroom with en-suite shower room, second bedroom and a separate shower room. Outside there are mature landscaped communal gardens along with off road parking being provided by a garage and an additional parking space. Viewing is essential to appreciate the standards on offer within! Call Lincoln Ralph today to arrange your viewing!

**Communal Hallway** Access to the lift and stairs rise to all floors.

**Entrance Hallway** Entrance door to the communal areas, laminate flooring and doors open to the open plan living room bedrooms and shower room.

**Open Plan Living Room** 7.47 x 4.72. (The first measurement is taken to the front of the kitchen units with the latter measurement being the maximum measurement and reducing to 3.41) A fantastic open plan living room that takes in views over Rotherham golf course via the UPVC double glazed French doors to a Juliette balcony. A well equipped kitchen that is fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is an integrated four ring induction hob with extractor hood over along with a built in electric oven and microwave oven. Having an integrated fridge freezer, dishwasher, washing machine and a wine cooler. There are downlights to the ceiling, side facing UPVC double glazed window and laminate flooring.

**Master Bedroom** 3.68 x 3.66. Front facing UPVC double glazed window and a door opens to the en-suite shower room.

**En-Suite Shower Room** 2.56 x 1.69. Fitted with a white suite comprising a double shower cubicle with thermostatically controlled shower with monsoon head, vanity wash hand basin with vanity mirror over and a low flush WC. Having tiling to the walls and floor, downlights to the ceiling, heated chrome towel rail, shaver point along with an extractor fan and a front facing UPVC double glazed window.

**Bedroom 2** 4.58 x 2.66. (The first measurement is the maximum measurement and reduces to 2.17) Front facing UPVC double glazed window.

**Shower Room** 1.86 x 1.76. Fitted with a white suite comprising a shower cubicle with thermostatically controlled shower with monsoon head, vanity wash hand basin and a low flush WC. Having complimentary tiling to the walls and floor, shaver point and extractor fan along with downlights to the ceiling.

**Outside** Set within the mature landscaped gardens of the historical Manor house and accessed via remote controlled security gates. Off road parking is provided by a garage and an additional parking space.

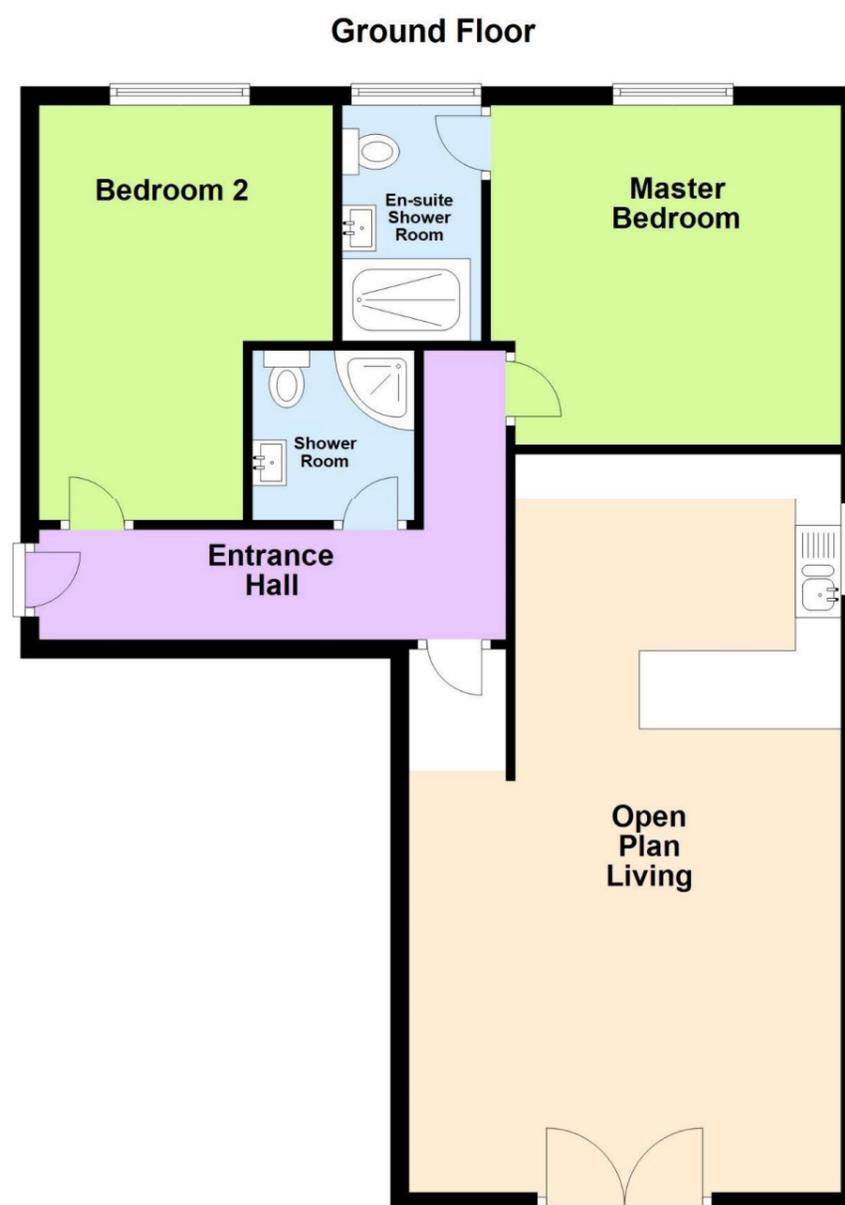
**Note** There is a right of way onto the golf course and residents can join the golf club as a house member for £120 a year and can then use the bar and restaurant and sit outside the club house.



- Two bedroom first floor apartment
- Gated development
- High standards within
- Master bedroom with en-suite shower room
- Garage & parking space
- Lift to all floors
- Under floor heating
- Views towards golf course at the rear
- Viewing is recommended!
- Call Lincoln Ralph today!

#### 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.



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