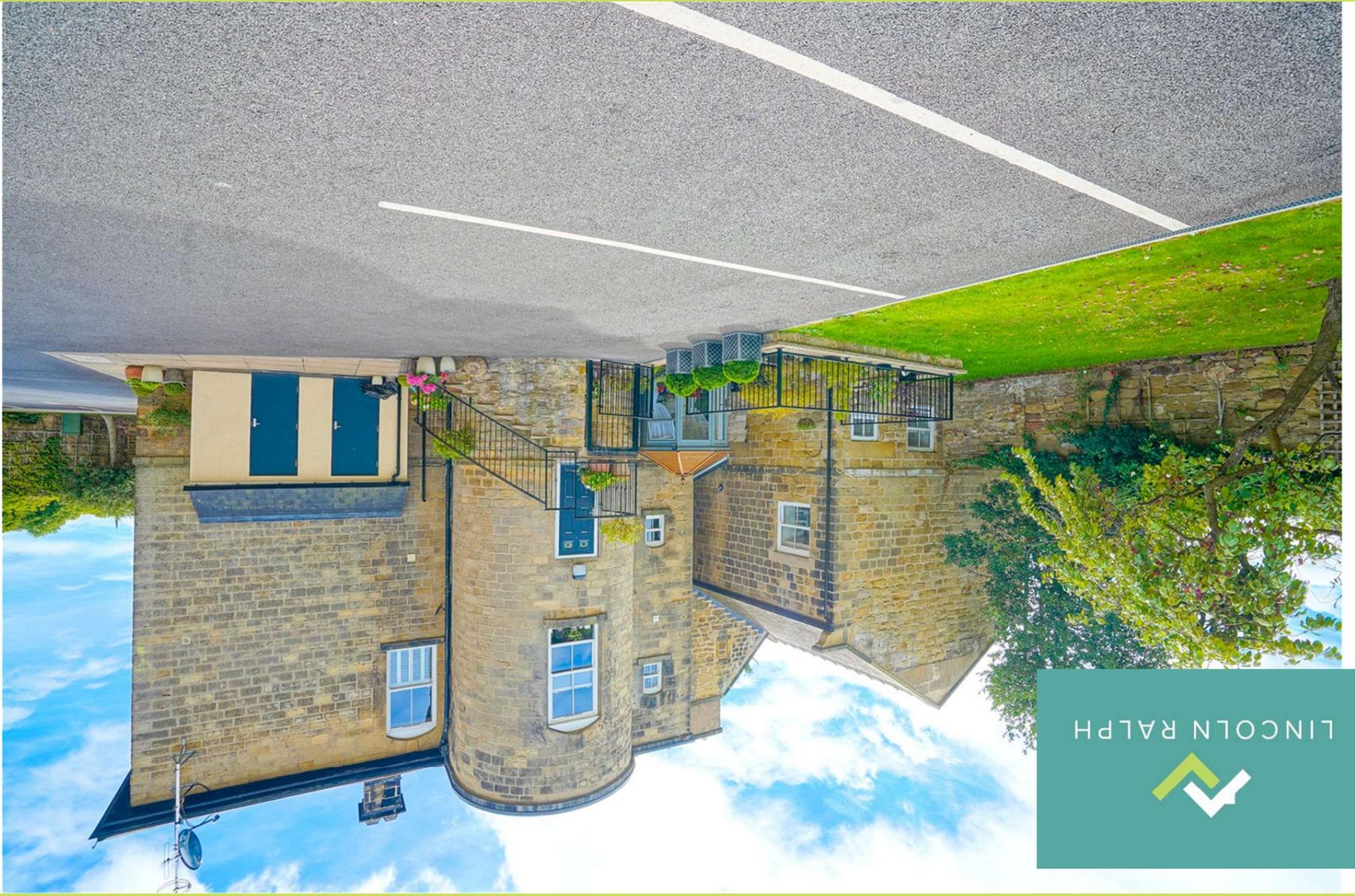


Leasehold

Asking Price: £240,000

Doncaster Road, Thrybergh,
Rotherham, South Yorkshire, S65



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OODLES OF SPACE IN THIS EXCEPTIONAL TWO DOUBLE BEDROOM SPLIT LEVEL CONVERSION! HIGH STANDARDS WITHIN! TWO EN-SUITES AND MUCH MORE!

Forming part of the conversion of the historic Manor House is this beautifully presented two bedroom apartment that boasts approximately 1200 square feet of accommodation and enjoys a wealth of character with high ceilings and modern sash windows. The accommodation briefly comprises an entrance hallway, fitted kitchen, spacious lounge with high ceilings, ground floor WC and a utility room. To the second floor is a landing and two double bedrooms with en-suite. Outside there are two allocated parking spaces along with attractive communal gardens. The residence is ideally located to access Rotherham Golf Club along with Thrybergh Country Park and the Asda supermarket. Viewing is essential! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall An entrance door opens to the communal hallway that has access to a useful storage cupboard with a front facing UPVC double glazed window. Having a coat cupboard, radiator and a UPVC double glazed window. Stairs rise to the first floor landing and doors open to the kitchen, WC and utility room.

Kitchen 3.40 x 3.23. Fitted with a range of mix and match wall mounted and base level units in a high gloss finish with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is a four ring induction hob with extractor over, built in electric oven and microwave, integrated dishwasher and fridge freezer. Having tiling to splashback height, front facing UPVC double glazed sash window with integrated shutter blind, downlights to the ceiling and a radiator. A cupboard houses the central heating boiler and the room is open plan to the lounge.

Lounge 6.87 x 5.16. A large and beautifully presented room that oozes character with high ceilings and a front facing UPVC double glazed bay window with integrated shutter blinds. Having decorative coving and downlights to the ceiling, two radiators along with rear facing UPVC double glazed sash window.

WC 2.01 x 0.83. Fitted with a white suite comprising a low flush WC and a vanity wash hand basin. Having downlights to the ceiling, tiling to splashback height, heated chrome towel rail and an extractor fan.

Utility Room 2.35 x 1.45. Fitted with base level units and a work surface that incorporates a stainless steel sink with mixer tap. Having plumbing for a washing machine along with space for a dryer. In addition there are downlights to the ceiling and a radiator.

Landing Doors open to the bedrooms.

Master Bedroom 3.89 x 3.17. Having downlights to the ceiling along with a front facing UPVC double glazed sash window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 3.11 x 1.98. Fitted with a white suite comprising a low flush WC and a wash hand basin. There is a walk in shower enclosure with overhead drencher along with complimentary tiling to the walls and floor. Having downlights to the ceiling, shaver point, side facing UPVC double glazed window, heated chrome towel rail and an extractor fan.

Bedroom 2 4.24 x 3.42. (The latter measurement increases to 4.39) Having downlights to the ceiling, front facing UPVC double glazed sash window with integrated shutter blind and a radiator. A door opens to the en-suite bathroom.

En-Suite Bathroom 3.07 x 1.67. Fitted with a white suite comprising a panelled bath, low flush WC and a vanity wash hand basin. Having tiling to splashback height and to the floor, downlights to the ceiling, shaver point, heated chrome towel rail and an extractor fan.

Outside The residence forms part of gated development and is accessed via remote controlled electric gates. Off road parking is provided by two allocated parking spaces. The communal gardens are predominantly laid to lawn with a variety of fruit trees. The apartment also has the use of a useful, lockable storage unit.

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.

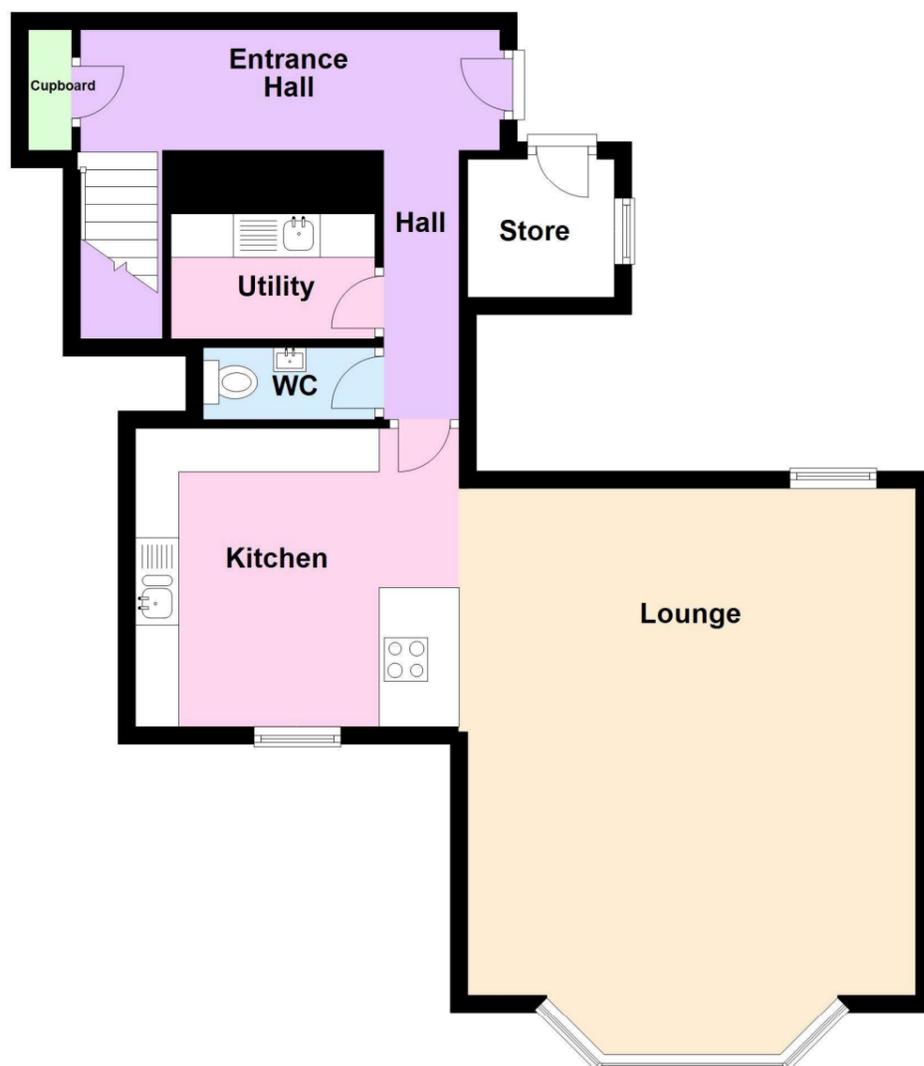


- Stunning two double bedroom conversion
- Split level accommodation
- 1200 square feet of accommodation
- Gated development
- Sought after location
- Allocated parking
- Two bathrooms
- Viewing is essential!

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



Total area: approx. 111.5 sq. metres (1200.0 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.