

Leasehold

Asking Price: £195,000

Doncaster Road, Thrybergh,  
Bathurst South Yorkshire S65



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# Doncaster Road, Thrybergh, Rotherham, South Yorkshire, S65

Set within the grounds of the historic Manor House a very well appointed two bedroom, two bathroom first floor apartment which offers open plan living within this tranquil and prestigious secure gated development. Including gas underfloor heating, double glazing to windows, lift access and views to the rear all set within attractive communal grounds where there are two allocated car parking spaces. Communal ground floor entrance with external intercom and lift access, private entrance hall, open plan fitted kitchen and lounge/diner, two bedrooms with master en suite and further separate shower room. Adjoining woodland and Rotherham golf club to the rear this superb apartment is an absolute must view!

**Communal Ground Floor Entrance** With external intercom and stairs and lift access to the upper floors.

**Entrance Hall** With oak entrance door, laminate floor and intercom.

**Lounge/Dining Room** 4.72 x 4.50. With laminate floor and double glazed French doors with Juliette balcony. Views to the rear towards woodland and Rotherham golf club.

**Kitchen** 3.41 x 3.27. Open plan to the lounge/diner and with an extensive range of contrasting shade units with worktops, upstands and one and a half bowl sink with mixer tap. Side window, wine cooler, breakfast bar and concealed gas boiler. There are an array of appliances comprising integrated dishwasher, fridge freezer, electric oven with extractor and electric oven and microwave.

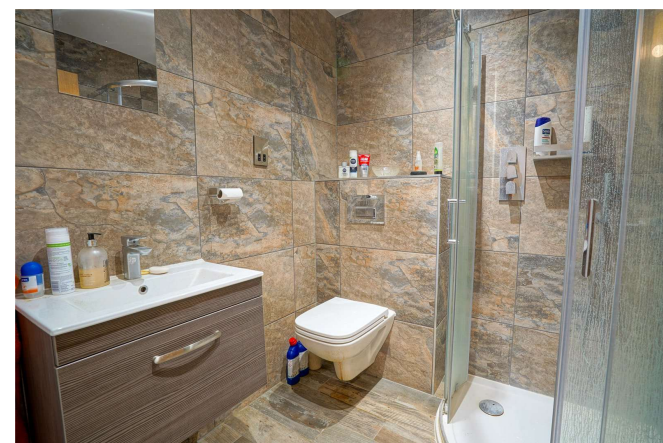
**Bedroom One** 3.71 x 3.67. With front window.

**En Suite Shower Room** 2.56 x 1.69. With wc, wash basin with drawer beneath and walk in shower area with monsoon head shower and separate hand attachment. Recess mirror, front window, extractor fan, shaver point, towel rail/radiator and tiling to floor and walls.

**Bedroom Two** 4.58 x 2.67. (Maximum measurements)  
With front window.

**Principal Shower Room** 1.86 x 1.76. With wc, wash basin with drawer beneath and corner shower enclosure with monsoon head shower head shower and separate hand attachment. Mirror, towel rail/radiator, shaver point, extractor fan and fully tiled floor and walls.

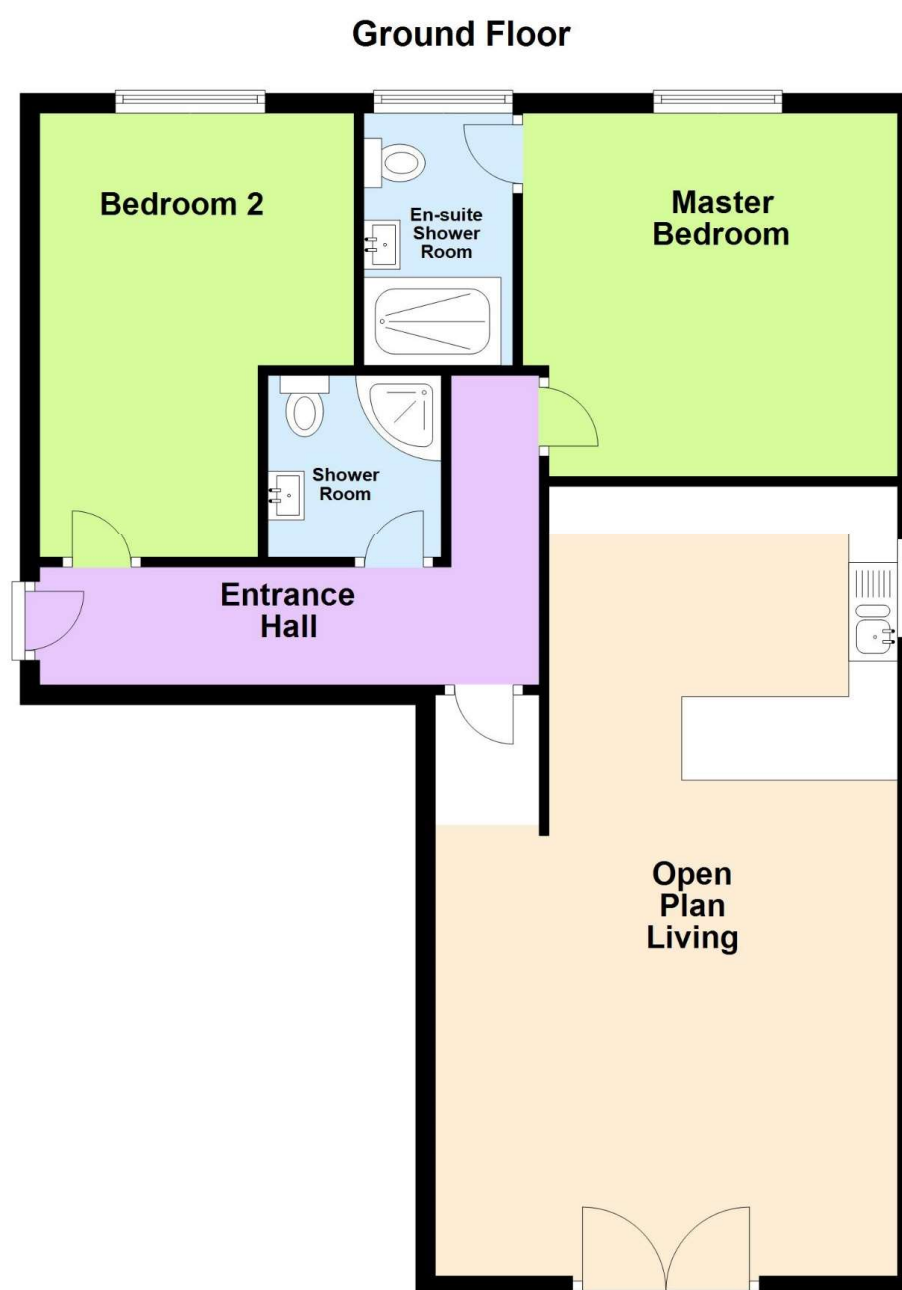
**Outside** The property is approached via secure automated gated entry and is set within attractive communal grounds. There are two allocated car parking spaces.



- Two bedroom first floor apartment
- Gated development
- High standards within
- Master bedroom with en-suite shower room
- Allocated parking
- Lift to all floors
- Under floor heating
- Woodland views to the rear
- No onward chain

#### 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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Plan produced using PlanUp.