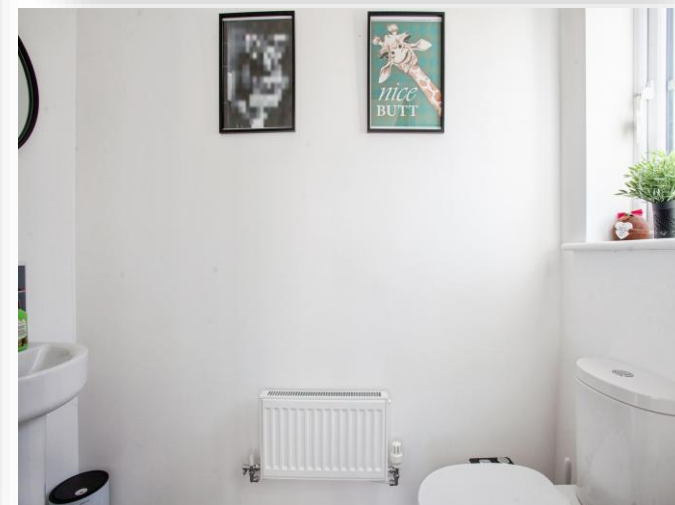
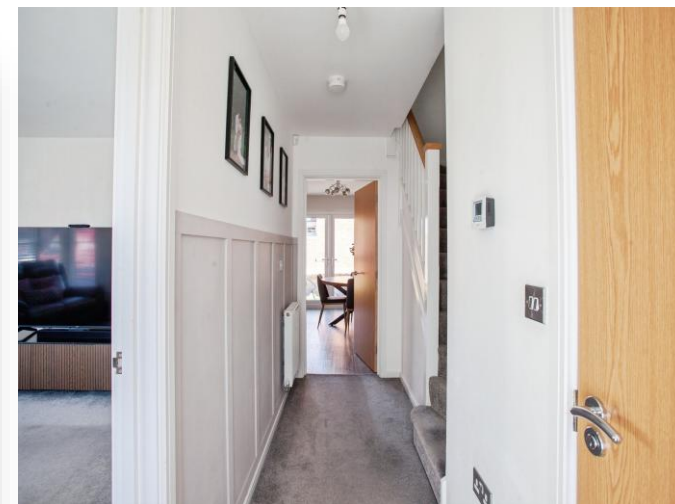




Rosefinch Road, Goldthorpe Rotherham S63 9FS

welcome to

Rosefinch Road, Goldthorpe Rotherham

LET YOUR PROPERTY DREAMS BLOSSOM! Beautifully presented 4 bedroom detached home on a sought-after development, offering spacious family accommodation, a stunning kitchen/dining area, drive, garage & delightful rear garden. PERFECT FAMILY HOME - CALL NOW!



Agents Aml Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

A welcoming entrance providing access to all ground floor accommodation with a composite door & staircase to the first floor landing & a central heating radiator.

Lounge

A bright & inviting lounge filled with natural light via the front facing UPVC double glazed window & side facing bay window along with a central heating radiator.

Kitchen / Diner

A stylish & modern kitchen featuring contemporary wall & base units with breakfast bar housing the integrated, 5 ring gas hob, the electric oven & extractor fan, the fridge/freezer & dishwasher. The side & rear facing UPVC double glazed windows flood the space with natural light with French doors opening out into the garden. The kitchen also benefits from a central heating radiator & a built in storage cupboard.

Landing

The landing provides access to the partly boarded loft.

Bedroom One

A generously sized double bedroom with a front facing UPVC double glazed window & central heating radiator.

Bedroom Two

A second generous sized double bedroom with a rear facing UPVC double glazed window & central heating radiator.

Bedroom Three

A well proportioned bedroom offering versatile accommodation with a rear facing UPVC double glazed window & central heating radiator.

Bedroom Four

Provides flexible accommodation suitable as a guest room, dressing room or home office with a front facing UPVC double glazed window & central heating radiator.

Bathroom

A modern family bathroom fitted with a stylish four-piece suite comprising of a paneled bath, separate shower cubicle, hand wash basin & the WC. Finished to a contemporary standard with a side facing UPVC double glazed window & heated towel rail.

Outside

To the front of the property is a driveway providing off road parking & access to the garage with an up & over door.

The rear lawned garden features a paved patio area, ideal for outdoor dining & entertaining. Additional benefits include an outside tap & exterior lighting creating a practical & enjoyable outdoor space.



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welcome to

Rosefinch Road, Goldthorpe Rotherham

- Four generous bedrooms. Detached family home. Council Tax D. EPC B
- Highly sought after residential estate - excellently placed for amenities, schools, shops, parks & transport links
- Absolutely stunning throughout
- Beautiful kitchen/dining space
- Downstairs W.C

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120449



Property Ref:
MXB120449 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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