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21A Smithy Croft, Bolton-Upon-Dearne, Rotherham, S63
8FG

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£195,000

Welcome to this charming semi-detached house located in the sought-after area of Smithy Croft, Bolton-Upon-Dearne, Rotherham. This delightful three-bedroom home is set on a generous plot, providing ample space for both relaxation and entertainment.

As you enter the property, you are greeted by a welcoming entrance hall that leads into a cosy lounge, filled with bright natural light, creating a warm and inviting atmosphere. The modern kitchen/diner is a true highlight, featuring stylish fittings and French doors that open onto the rear garden, seamlessly blending indoor and outdoor living.

The convenient downstairs W/C provides a useful addition for guests and everyday family living, comprising a modern suite with WC and wash hand basin.

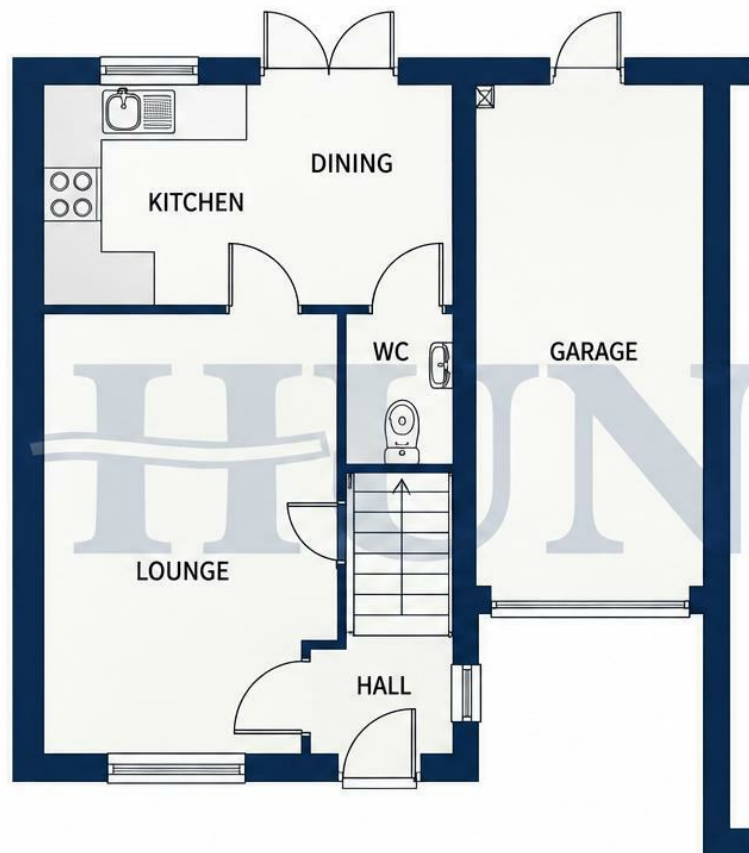
Upstairs, you will find three well-sized bedrooms, each offering a comfortable retreat. The master bedroom boasts a dressing area, adding a touch of luxury to your daily routine. The modern family bathroom is thoughtfully designed, catering to the needs of the household.

Outside, the property benefits from a large driveway, providing ample space for multiple vehicles, as well as a spacious rear garden, perfect for family gatherings or simply enjoying the outdoors. The property benefits from a spacious garage, providing excellent additional storage space and the potential for a variety of uses to suit the needs of the new owner.

This home is ready to move into and is situated in a desirable estate, making it an ideal choice for families or anyone looking for a peaceful yet convenient location. With its combination of modern living and a lovely community feel, this property is not to be missed.

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Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not to scale. Measurements are approximate and should not be relied upon. Plan produced for Hunters Estate Agents.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Entrance Hall

Living Room

15'3" x 10'0"

Kitchen/Dining Room

13'7" x 7'10"

Downstairs W/C

Bedroom 1

16'10" x 9'2"

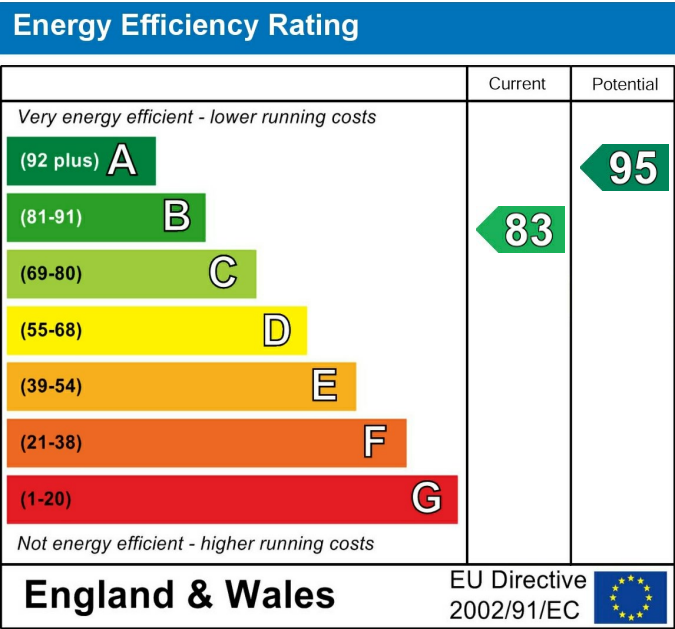
Bedroom 2

13'7" x 11'4"

Bedroom 3

11'8" x 6'11"

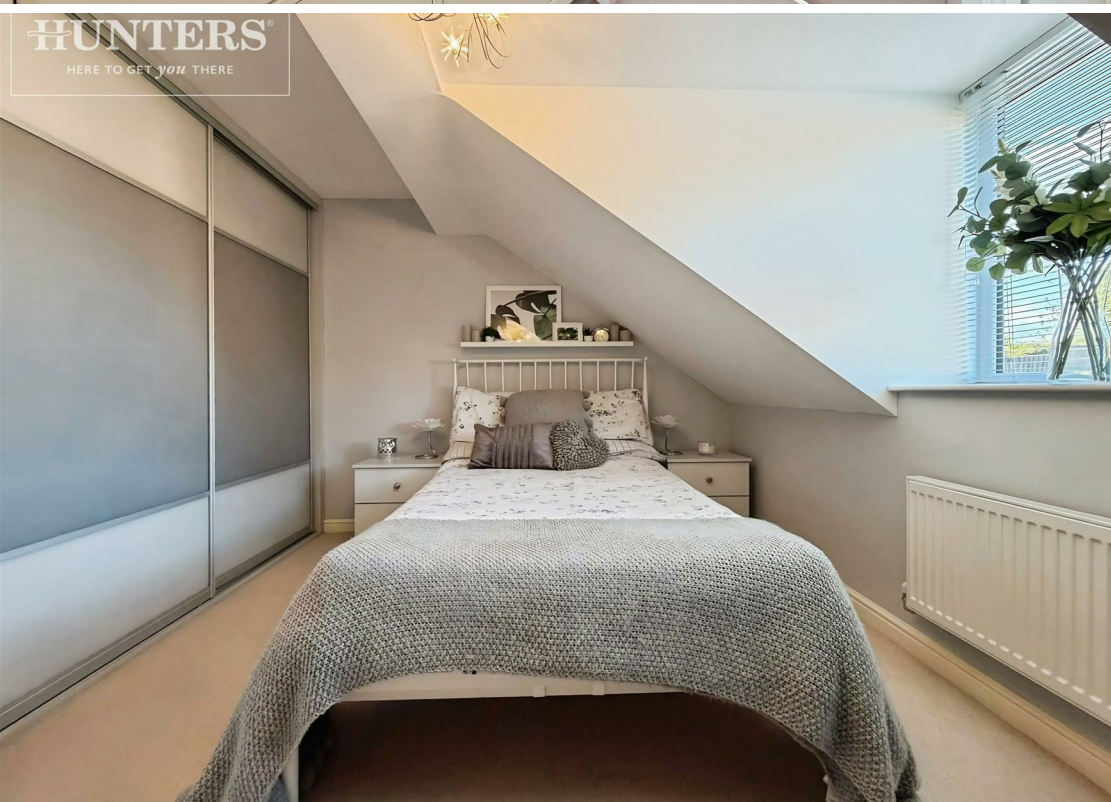
Bathroom



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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