



HUNTERS[®]
HERE TO GET *you* THERE

76 Highgate Lane, Goldthorpe, Rotherham, S63 9BH

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Offers In Excess Of £115,000

NO VENDOR CHAIN!

Nestled in the charming Highgate Lane of Goldthorpe, Rotherham, this exquisite house is a true gem waiting to be discovered. Boasting a high spec finish throughout, this property offers a touch of luxury in every corner.

With three bedrooms, this house provides ample space for a growing family or those who love to have guests over. The absence of a vendor chain ensures a smooth and hassle-free buying process, allowing you to make this house your home without any delays.

Step outside into your private garden, a tranquil oasis where you can unwind after a long day or entertain friends and family. Additionally, the convenience of being within walking distance of all amenities makes daily life a breeze, with shops, restaurants, and more just a stone's throw away.

Don't miss the opportunity to make this stunning property in Goldthorpe your own - a perfect blend of comfort, style, and convenience awaits you at Highgate Lane.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Lounge
12'9" x 11'5"

Kitchen/ dining room
13'1" x 13'9"

Landing

Family bathroom
6'2" x 6'6"

Bedroom one
12'9" x 11'9"

Bedroom two
13'9" x 8'6"

Bedroom three
6'6" x 10'9"

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<i>Very energy efficient - lower running costs</i>		
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(39-54) E		
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<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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.









