

HUNTERS®

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Woodlark Walk

Goldthorpe, S63 9FW

Guide Price £230,000 £240,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- OFF ROAD PARKING
- SPLENDID DECOR
- NEW BUILD ESTATE
- GOOD COMMUTE LOCATION
- DOWNSTAIRS WC
- LARGE ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: B
- COUNCIL TAX BAND: B

Tel: 01709 894440

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CALL NOW TO AVOID MISSING OUT ON THIS SPECTACULAR. BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI DETACHED PROPERTY, LOCATED ON THE NEW BUILD ESTATE OF GOLDTHORPE. Boasting stylish décor, generous dimensions, enclosed large rear garden with off road parking to the front. Close to all local amenities with sought after schools for the area being within walking distance, close to the village high street offering supermarkets, local business and public houses, good links to Barnsley, Rotherham and Doncaster and within easy reach of the A1 and M1 making this an ideal spot for any family or couple. Property briefly comprises of Lounge, Kitchen/Dining Room, Downstairs WC, three Bedrooms and family Bathroom. VIEWINGS ARE A MUST!

Entrance Hall

Via a composite front door this leads into the roomy entrance hall ideal for coats and shoes, having stairs rising to first floor, decorated in neutral tones and doors leading to lounge, kitchen/diner and downstairs WC.

Downstairs WC

2'11" x 6'02" (0.89m x 1.88m)

Great addition to any busy household, this room comprises of low flush WC, wash hand basin, splash back tiles to walls, vinyl flooring, uPVC frosted window to the front and wall mounted radiator to finish.

Lounge

10'06" x 16'11" (3.20m x 5.16m)

The light and airy lounge is a perfect spot to enjoy family time, decorated in neutral tones, with wall mounted radiator, carpet flooring, aerial point in place and uPVC window to the front finishes this room.

Kitchen/Diner

17'11" x 18'02" narrowing to 13'01" (5.46m x 5.54m narrowing to 3.99m)

Step inside the real hub of the home, the stunning and spacious kitchen/diner is flooded with natural light from numerous uPVC windows, sky lights and French doors all to the rear, the kitchen gives a high end country feel with an array of olive wall and base units providing storage. Benefiting from stainless steel sink, drainer and matching mixer tap, integrated double electric oven, five ring gas hob and extractor fan over, integrated dish washer and integrated fridge freezer. Vinyl flooring with uPVC window to the rear and wall mounted radiator. Double door providing access to the handy pantry cupboard.

Landing

Landing having airing cupboard providing storage, access to loft which is boarded and having pull down ladders, all doors then lead to all three bedrooms and family bathroom.

Bedroom One

10'01" x 13'11" including wardobes (3.07m x 4.24m including wardobes)

Generously sized master bedroom, beautifully presented with built double sliding door wardrobe providing that extra storage we all crave. Neutral décor with carpet flooring, wall mounted radiator and uPVC window to the front.

Bedroom Two

8'00" x 12'00" narrowing to 9'01" (2.44m x 3.66m narrowing to 2.77m)

Further good sized double bedroom, decorated in neutral tones with wall mounted radiator, carpet flooring and uPVC to the rear. Plenty of space for bedroom furniture.

Bedroom Three

9'08" x 8'03" (2.95m x 2.51m)

Good sized bedroom, beautifully decorated in modern décor and wooden panels, carpet flooring, wall mounted radiator and uPVC window to the rear finishes this room.

Family Bathroom

7'09" x 6'02" (2.36m x 1.88m)

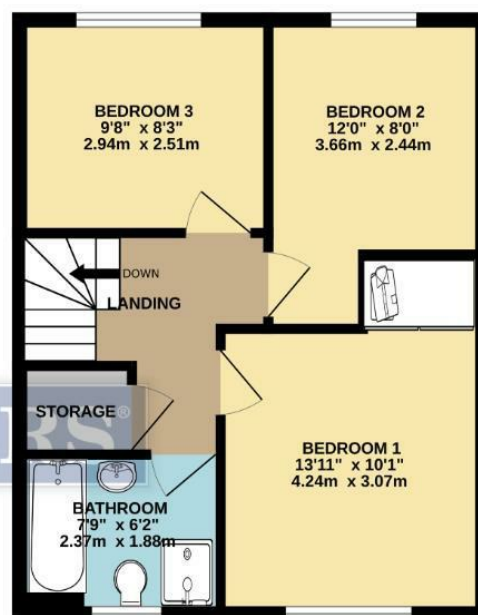
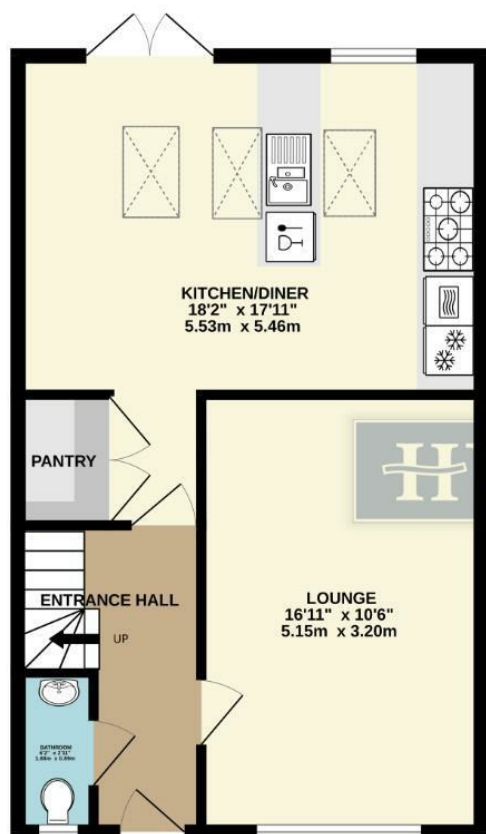
Perfect spot to relax and unwind after a long day, the family bathroom comprises of four piece suite. Benefitting from panelled bath, corner shower cubicle, vanity unit with built in ceramic basin and low flush WC. Vinyl flooring with chrome heated towel rail and frosted uPVC window.

Exterior

The front of the home oozes kerb appeal, with well maintained driveway for a couple of cars with slabbed pathway leading up to the front entrance and small lawn area.

At the rear is a fully enclosed spacious garden, partly paved ideal for seating and enjoying the warmer weather. Large easy to maintain lawn area providing a space all the family can enjoy.

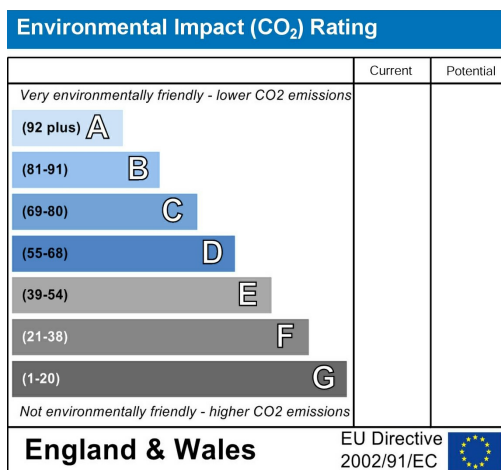
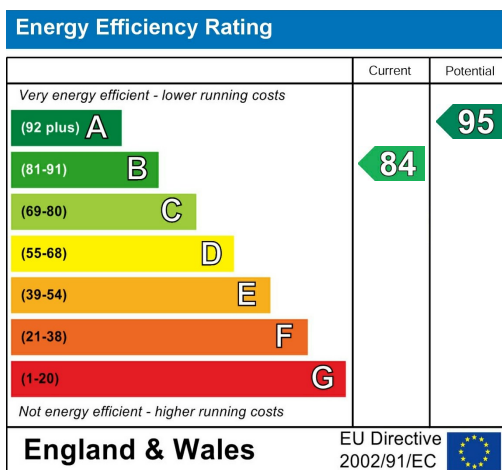
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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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