

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Claypit Lane

Rawmarsh, S62 5DY

Guide Price £120,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- TWO RECEPTION ROOMS
- ENCLOSED GARDEN AREAS
- NEW ROOF
- EPC RATING: D
- NO UPWARD CHAIN
- GENEROUS DIMENSIONS THROUGHOUT
- NEWLY LAID CARPETS
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: A

Tel: 01709 894440

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Guide Price £120,000



\*\*\* GUIDE PRICE £120,000 TO £130,000 \*\*\*

Nestled in the sought-after area of Claypit Lane, Rawmarsh, this charming three-bedroom semi-detached house offers a delightful blend of comfort and potential. The property has the added addition of a new roof and features two spacious reception rooms, perfect for both relaxation and entertaining with added bonus of the welcoming porch adding an extra touch of character, providing a warm rear entrance to the home.

The three well-proportioned bedrooms offer ample space for family living or guest accommodation, having neutral décor throughout and fresh carpet flooring, while the bathroom is conveniently located to serve the household. This property presents an excellent opportunity for those looking to personalise their living space, with the potential to create off-road parking, a valuable addition in today's market.

Situated in a popular location, this home benefits from a good commute, making it ideal for professionals and families alike. With local amenities and transport links within easy reach, you will find everything you need just a stone's throw away.

This property is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to invest, this home offers a wonderful opportunity to create your dream living space in a desirable neighbourhood. Do not miss the chance to view this delightful property and envision the possibilities it holds.

## ENTRANCE HALL

Stepping through a white uPVC door leads you into this captivating property. Having doors leading to Lounge and Dining room with carpeted stairs rising to the first floor landing.

## LOUNGE

12'8" x 12'1" (3.86m x 3.68m)

Bright and airy living room, with two uPVC windows to the front and side filling the room with natural light. Decorative chimney breast giving the room not only a focal point, with carpet flooring, decorated in neutral tone with wall mounted radiator, aerial point in place and door leading to hall.

## DINING ROOM

12'8" x 13'2" (3.86m x 4.01m)

Perfect spot to entertain family and friends is the spacious dining room facing the kitchen, stylishly decorated with carpet flooring and wall mounted radiator. Having uPVC window to the front exterior and doorways giving access to the handy understairs storage cupboard and Kitchen area.

## KITCHEN

7'9" x 10'8" (2.36m x 3.25m)

A generous sized kitchen area. The kitchen consists of an array wall and base units adding plenty of storage with complimentary work surface over, newly fitted sink with drainer and stainless steel mixer tap, with newly fitted built in four ring hob, electric oven and extractor fan over, under counter space and plumbing for washing machine and space for tall fridge freezer. Comprising of wall mounted radiator, splash back panelling and uPVC window to the rear. Easy to clean vinyl flooring with external door entering out into the porch area.

## PORCH

4'00" x 8'3" (1.22m x 2.51m)

Handy addition to any busy household, creating the perfect place to storage the muddy winter boots or extra storage space. Having easy to clean vinyl flooring, wall mounted radiator and large uPVC window. Further uPVC external door leading out into the enclosed garden.

## LANDING

The roomy landing has carpet flooring with doors leading to all three bedrooms and family bathroom.

## BEDROOM ONE

12'8" x 12'1" (3.86m x 3.68m)

Generously sized master bedroom, having ample room to add storage and furniture if needed, uPVC windows to the front and side elevation filling the room with natural light, decorated in neutral tones with radiator to wall and carpet flooring. Handy storage cupboard located in the corner.

## BEDROOM TWO

7'9" x 10'8" (2.36m x 3.25m)

Another good sized bedroom comprising of carpet flooring, wall mounted radiator and uPVC window overlooking the rear garden.

## BEDROOM THREE

9'7" x 8'2" (2.92m x 2.49m)

Further good sized bedroom comprising of neutral décor, carpet flooring, wall mounted radiator and uPVC window.

## BATHROOM

9'6" x 4'7" (2.90m x 1.40m)

A family bathroom benefiting from partially tiled walls, fitted with three piece suite. Comprising of panelled bath with shower over and glass screen, low flush WC and wash hand basin. Extra bonuses of wall mounted radiator and frosted uPVC window.

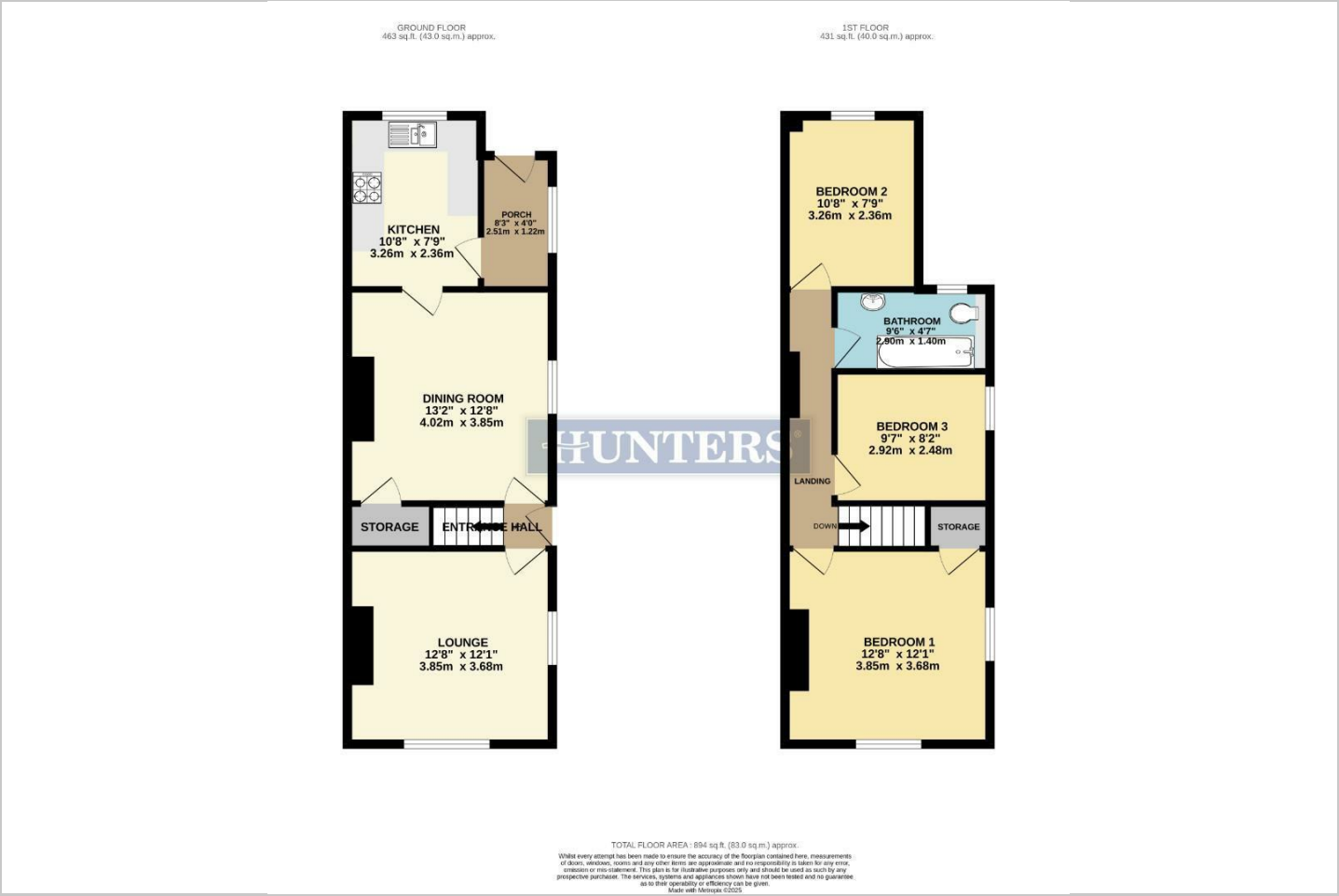
## EXTERIOR

To the side of the property is a small walled yard, access through an iron gate leading up to the front entrance, ample on street parking for you with potential for off road parking.

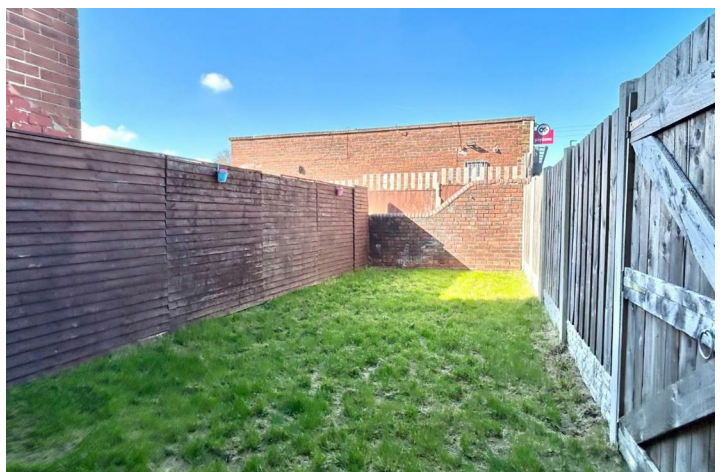
At the rear is a fully enclosed, well maintained and presented garden, perfect place for enjoying the warmer months with family and friends. Being mainly laid to lawn surrounded by wooden fencing with steps leading to the porch and wooden gate leading to the side of the property.



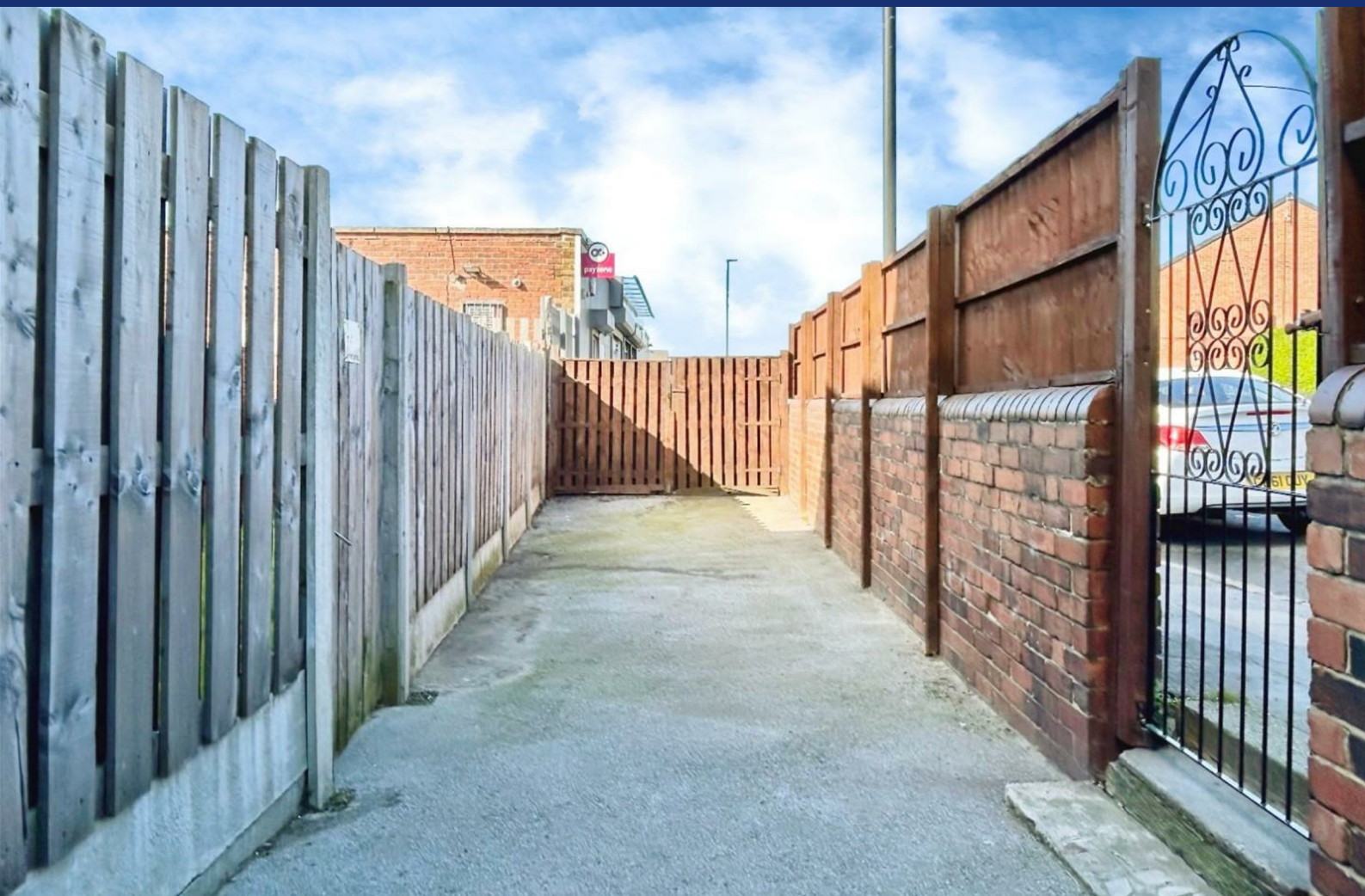
Floorplan



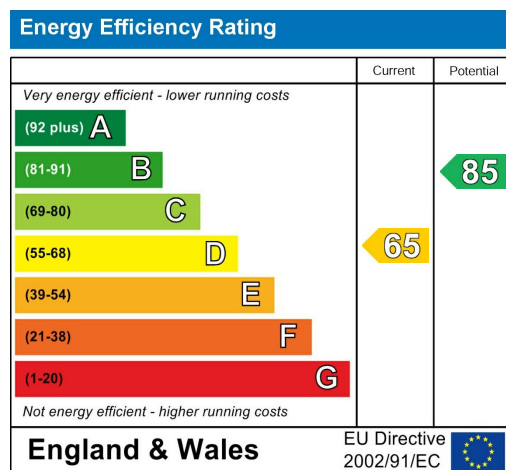








## Energy Efficiency Graph



## Viewing

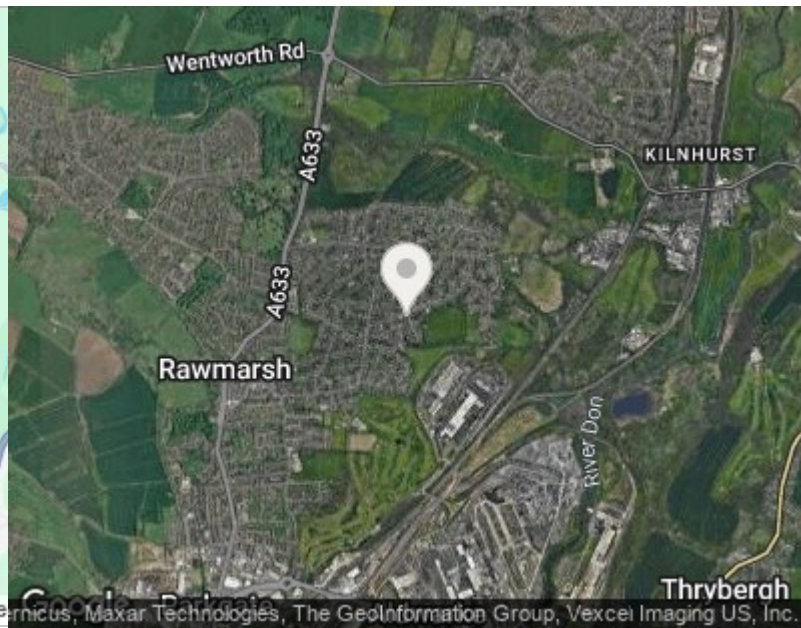
Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.



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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