



## Kelly Street

Goldthorpe, S63 9NB

Guide Price £65,000 - £75,000



- TWO BEDROOM END TERRACE
- ENCLOSED REAR COURTYARD
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING D

- NO UPWARD CHAIN
- AMPLE ON STREET PARKING
- GENEROUS DIMENSIONS
- GCH / DG
- COUNCIL TAX BAND A

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Nestled on the charming Kelly Street in Goldthorpe, this delightful two-bedroom end terrace house offers a perfect blend of modern living and convenience. Spanning an impressive 797 square feet, the property boasts generous dimensions throughout, making it an ideal choice for first-time buyers or those seeking a comfortable home.

Upon entering, you are welcomed into a well-proportioned reception room, which serves as a versatile space for relaxation or entertaining guests. The modern fixtures and fittings throughout the house enhance its appeal, ensuring a contemporary yet inviting atmosphere.

The property features two spacious bedrooms, providing ample room for rest and personalisation. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this home is the enclosed rear courtyard, offering a private outdoor space perfect for enjoying a morning coffee or hosting summer gatherings.

Additionally, the property is conveniently located close to all local amenities, ensuring that shops, schools, and transport links are just a stone's throw away. With no upward chain, this home is ready for you to move in and make it your own without delay.

In summary, this two-bedroom end terrace house on Kelly Street presents an excellent opportunity for those looking for a modern, well-located home in Goldthorpe. Don't miss your chance to view this lovely property.

### Entrance Porch

4'03" x 3'09" (1.30m" x 1.14m")

Via a white uPVC front entrance door this leads into a welcoming entrance porch ideal for coats and shoes, with door then opening to the living room.

### Living Room

13'00" x 11'04" to 10'00" (3.96m" x 3.45m" to 3.05m")

Bright and airy living space with large uPVC window to the front, neutrally decorated with decorative electric fire to wall giving this room not only a focal point but a cosy feel, with wall mounted radiator and aerial point in place, door then leads to hall.

### Hall

Having staircase rising to the first floor and door opening to kitchen/diner

### Kitchen/Diner

13'00" x 11'05" (3.96m" x 3.48m")

The real hub of the home is the modern kitchen/diner, having an array of wall and base units in cream providing storage, wood effect work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor fan over, space and plumbing for washing machine, large gloss tiles to floor as well as to walls makes for easy clean, wall mounted radiator, ample space for a dining table to entertain and uPVC window and door to the rear finish this room.

### Landing

From landing all doors lead to bedrooms and bathroom.

### Bedroom One

13'00" x 11'07" to 10'03" (3.96m" x 3.53m" to 3.12m")

Generously sized master bedroom, neutrally decorated with wall mounted radiator and uPVC window to the front.

### Bedroom Two

16'06" x 6'03" (5.03m" x 1.91m")

Further good sized double bedroom, decorated in neutral tones with wall mounted radiator and uPVC window to the rear.

### Bathroom

5'11" x 9'08" (1.80m" x 2.95m")

The sleek family bathroom is the ideal spot to relax and unwind, comprising of low flush WC, pedestal wash hand basin and bath with shower over and glass screen in place, partly tiled walls and tiled floor, wall mounted radiator and uPVC frosted window to the rear.

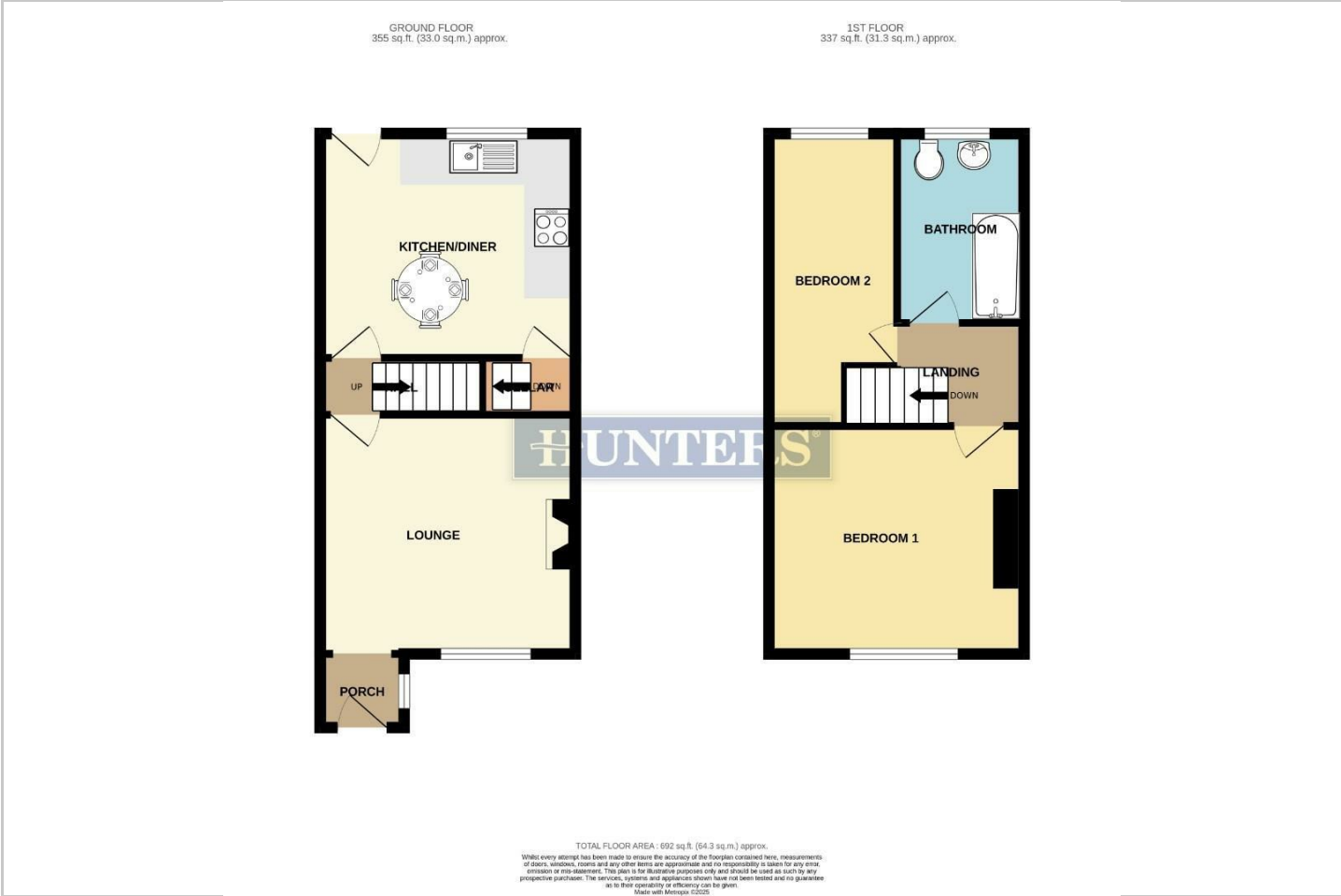
### Exterior

The front of the property offers a brick built porch, ideal for a seating or storage area, this also gives access to the front entrance, access to the rear garden as well as the garage can be gained from the side of the home, plenty of on road parking is also available for guests.

To the rear of the property is a fully enclosed low maintenance court yard, mainly paved great for seating in the warmer months and enjoying bbqs, path then leads to garage and uPVC doors entry, used more as storage than parking.

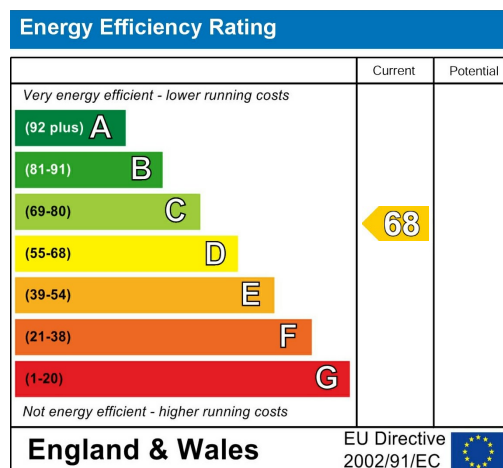


Floorplan





## Energy Efficiency Graph

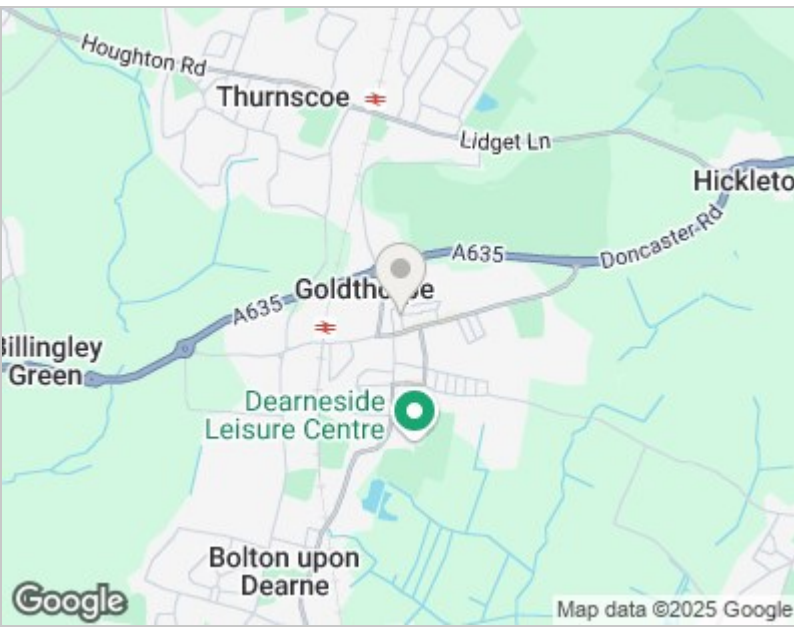


## Viewing

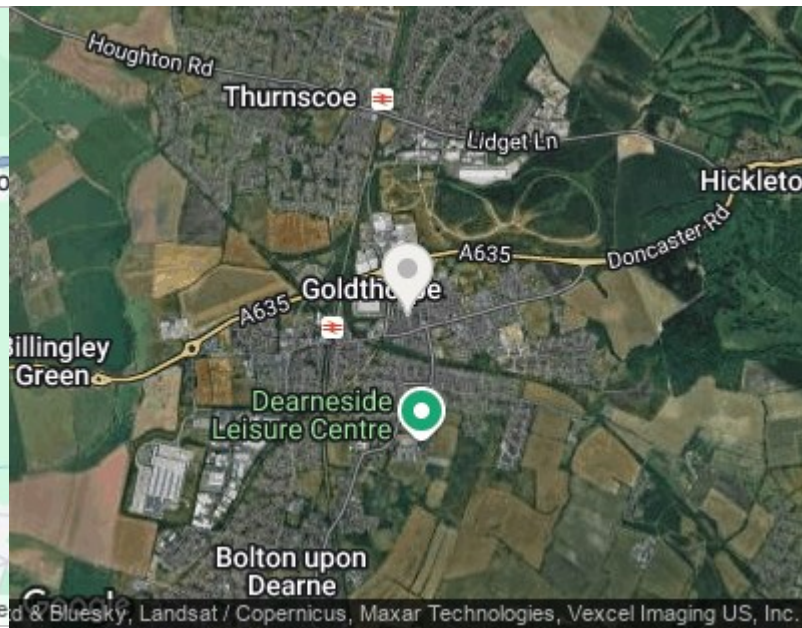
Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.



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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