

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Welfare View

Goldthorpe, S63 9ED

£575 Per Calendar Month



VIEWINGS PAUSED DUE TO HIGH DEMAND! AVAIL NOW! CALL NOW TO AVOID DISAPPOINTMENT ON THIS BEAUTIFULLY PRESENTED, RECENTLY REFURBISHED, MODERN TWO BEDROOM SEMI DETACHED PROPERTY LOCATED WITHIN THE POPULAR VILLAGE OF GOLDTHORPE. Boasting neutral decoration with recent carpets and wooden oak flooring throughout, generous dimensions and secure off road parking to the rear. Close to all local amenities with sought after schools for the area being within walking distance, close to Goldthorpe and Mexborough towns 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 kitchen/diner with integrated oven and hob, spacious living room, downstairs WC, two good sized bedrooms and family bathroom with shower over the bath. There is an enclosed garden to the front, raised garden mainly laid to lawn at the back and single detached garage. VIEWINGS ARE A MUST!



LOUNGE 14'0"32'10" x 12'0" (4.2710 x 3.66)

KITCHEN 14'11" x 7'10" (4.55 x 2.39)

DOWNSTAIRS WC 4'8" x 2'8" (1.42 x 0.81)

BEDROOM ONE 10'2" x 18'3" narrowing to 15'2" (3.10 x 5.56 narrowing to 4.62)

BEDROOM TWO 10'0" x 9'6" (3.05 x 2.90)

BATHROOM 6'11" x 8'6" (2.11 x 2.59)

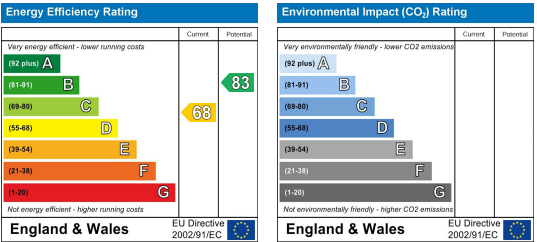
Area Map



Floor Plans



Energy Efficiency Graph



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.