

Leasehold

Asking Price: £200,000

Grange Drive, Hellaby, Rotherham,  
South Yorkshire, S66



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# Grange Drive, Hellaby, Rotherham, South Yorkshire, S66

## ATTENTION FIRST TIMERS AND FAMILIES! POPULAR AND CONVENIENT LOCATION, WELL APPOINTED SEMI DETACHED HOME, THREE BEDROOMS AND TWO RECEPTIONS, ATTRACTIVE GARDENS, LONG DRIVE AND HOME OFFICE!

Upon this ever popular development a well presented bay window semi detached home which offers ideal accommodation for both first time buyers and families. Including gas central heating and double glazing to windows and external doors this lovely home has attractive front and rear gardens, driveway, home office and large garage/store to the rear. Entrance hall, lounge, dining room and kitchen to the ground floor with three first floor bedrooms and bathroom. Short drive to shopping amenities and the M18/M1 making this an ideally placed home. With short onward chain this well appointed home is an absolute must view!

**Entrance Hall** With front entrance door, side window and understairs storage which houses the Vaillant combination gas boiler.

**Lounge** 5.23 x 3.52. With front bay window and Minster fireplace with inset log burning stove set to a raised tiled hearth.

**Kitchen** 3.48 x 2.20. (Maximum measurements)

With a range of fitted units with roll edge worktops, one and a half bowl stainless steel sink with mixer tap and tiling to the sink and worktop area. Rear square bay window, vinyl floor, plumbing for washer and cooking appliances of five ring gas hob with extractor and electric oven.

**Dining Room** 2.75 x 2.61. With French doors opening to the rear gardens.

**First Floor Landing** With side window and access to the part boarded loft.

**Bedroom One** 4.20 x 3.53. With front bay window, and full length wardrobes to one wall.

**Bedroom Two** 3.60 x 3.22. With rear window and views.

**Bedroom Three** 2.14 x 1.93. With front window.

**Bathroom** 2.19 x 1.75. With white suite comprising wc, wash basin and bath with electric shower. Former cylinder cupboard, vinyl floor, rear window and fully tiled walls.

**Outside** To the front of the house are conifer screened lawned gardens with laurel hedge to the side. A driveway provides off road parking with outside tap on the side of the house. To the rear are lawned gardens with shrubs/trees and two sectional buildings as below.

**Office** 3.91 x 2.09. A very useful home office potentially suited to a variety of uses. This room has light, power, vinyl floor, side window, downlights to ceiling, loft store area and entrance door to the front.

**Store/Workshop** 7.25 x 4.37. A large building with light, power and front entrance door. THIS BUILDING HAS NO VEHICULAR ACCESS.

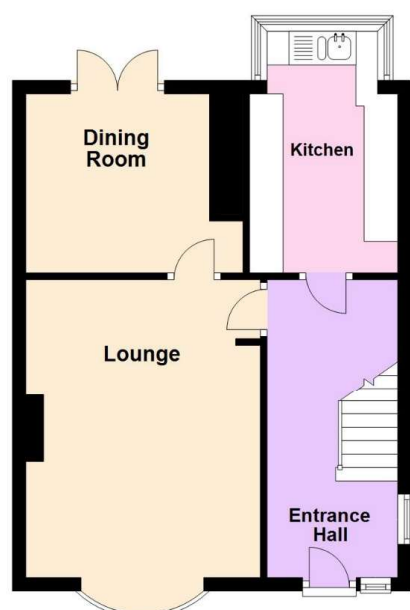
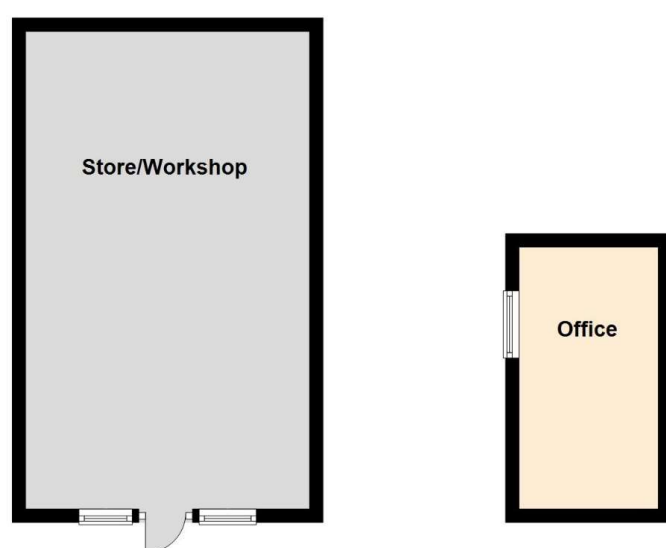


- Well appointed bay windowed home
- Ever popular location
- Three bedrooms and two reception rooms
- Attractive front and rear gardens
- Driveway and garden buildings
- Close to amenities and M18/M1

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor

