



Bridgewater Way Ravenfield ROTHERHAM S65 4GH

£280,000



- Immaculately presented three bedroom semi-detached
- Generous living accommodation over three levels - ideal family purchase
- Rear Aspect Lounge with French Doors and Balcony, Two Bedrooms and Family Bathroom
- Attached Garage with Rear Access, Fabulous Landscaped Gardens
- Stunning field side views
- Large Open Plan Contemporary Kitchen Diner, Further Sitting Room and Handy Downstairs WC
- Spacious Master Bedroom with an extensive built-in storage and En-Suite Shower Room
- Sought After Village Location - Perfect Balance of Rural Surroundings and Urban Accessibility

This three bedroom semi-detached property is **APPOINTED TO AN EXTREMELY HIGH STANDARD THROUGHOUT** and enjoys **STUNNING FIELD SIDE VIEWS** to the rear.

It is situated in the highly desirable village of Ravenfield which is perfectly positioned for access to Rotherham, Sheffield and major transport links including the M18 motorway combining village charm with commuter convenience. The village has a number of shops, pubs and a doctors surgery.

Accommodation is set over over three levels, all finished to an impeccable standard, the ground floor designed for both everyday living and entertaining, with a superb recently replaced contemporary open plan Kitchen Diner with full integral appliances and rear Bay French doors looking into the garden. There is a separate versatile Sitting / Family Room and a handy downstairs Cloakroom WC.

The second floor has a spacious rear aspect Lounge with centre French Doors and Juliet Style wrought iron balcony which soak in far reaching field side views, two bedrooms and a stylish fully wall tiled family bathroom with over bath shower. The sizeable master bedroom occupies the second floor and has extensive built-in wardrobes and its own en-suite shower room.

Externally it has a driveway providing off-road parking to the front, an attached Garage rear a convenient rear access door, and a stunning landscaped rear garden with well kept borders and a raised wooden decked patio seating area accessed from the Kitchen.

Ravenfield is renowned for its community atmosphere, reputable nearby schooling and convenient access to local amenities. With excellent transport links and countryside walks close by, this property offers a perfect balance between rural surroundings and urban accessibility.

EPC C. VIEWING HIGHLY RECOMMENDED - strictly by appointment.





GROUND FLOOR
APPROX. FLOOR AREA 525 SQ.FT. (48.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 486 SQ.FT. (45.1 SQ.M.)

2ND FLOOR
APPROX. FLOOR AREA 294 SQ.FT. (27.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1305 SQ.FT. (121.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

56, Bridgewater Way
Ravenfield
ROTHERHAM
S65 4CH

Dwelling type: Semi-detached house
Date of assessment: 2 October 2009
Date of certificate: 02-Oct-2009
Reference number: 8541-6220-6389-6872-3002
Total floor area: 125 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(B2 plus) A
(81 - 91) B			(B1 - 91) B
(69 - 80) C			(A8 - 80) C
(55 - 68) D			(A5 - 68) D
(39 - 54) E			(A1 - 54) E
(21 - 38) F			(A1 - 38) F
(1-20) G			(A1 - 20) G

77 81

75 78

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	132 kWh/m ² per year	132 kWh/m ² per year
Carbon dioxide emissions	3.1 tonnes per year	2.7 tonnes per year
Lighting	£121 per year	£67 per year
Heating	£402 per year	£387 per year
Hot water	£127 per year	£114 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



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Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

Mortgage Services - Make it a great move with a GR8 Mortgage.



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

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GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**