



**Howson Close, Ravenfield** Rotherham S65 4LB

**Guide Price £300,000 to £310,000**



- **Extended Detached Home, Quiet Cul-de-sac Position**
- **Spacious Sun Room with Central Heating & French Doors**
- **Well Maintained & Privately Enclosed Garden**
- **Solar Panel Sustainable Energy - Reduce your Electric bills!**
- **Four Bedrooms, Modern Bathroom & Ground Floor WC**
- **Open Plan Kitchen Diner / Integral Appliances & French Doors**
- **Paved Double Driveway & Integral Garage with Electric Door**
- **FREEHOLD / Council Tax Band D**

**Guide Price: £310,000 to £320,000. New to the market is this Four Bedroom, EXTENDED DETACHED HOME, which offers versatile living for a growing family, with a fantastic private garden on a quiet no-through road in Ravenfield. Being walking distance to shops, reputable schools and within easy reach of Wickersley and M1/M18 links. In brief the property comprises; Entrance Hall \* WC \* Lounge with Feature Fire \* Open Plan Kitchen Diner with Integral Appliances and French Doors \* Sun Room with French Doors \* Four Bedrooms \* Modern Bathroom \* Integral Garage \* Paved Double Driveway.**

#### **Entrance Hall**

Entry through a composite door into the entrance hall which has parquet flooring. Doors to;

#### **WC**

Continued parquet flooring from the entrance hall, appointed with a WC and hand wash basin. Half tiled.

#### **Inner Hall**

With stairs rising up to the first floor, under stairs storage cupboard, karndeian flooring and doors to;

#### **Lounge 16' 0" x 11' 5" (4.87m x 3.48m)**

Front facing reception room with karndeian flooring and double doors opening through to the Kitchen Diner. Focal point of the room being the remote control electric fire.

#### **Kitchen/Diner 11' 8" x 27' 8" (3.55m x 8.43m)**

Appointed with a range of modern base, wall and drawer units with a complimentary work surface above which incorporates a double bowl sink and drainer. Integral appliances to include; 5 ring gas hob, extractor hood, double electric oven, fridge freezer and dishwasher. Space for dining table with french doors opening out to the rear garden. Internal door through to the Garage and french doors through to the;

#### **Sun Room 16' 8" x 18' 7" (5.08m x 5.66m)**

Bright and spacious extension reception room with a solid roof and spotlighting. Two gas central heating radiators and french doors opening out to the rear garden.

#### **First Floor Landing**

Having stairs rising from the ground floor. Loft access, of which is part boarded.

#### **Bedroom One 11' 4" x 11' 0" (3.45m x 3.35m)**

Front facing double bedroom.

#### **Bedroom Two 11' 0" x 11' 0" (3.35m x 3.35m)**

Rear facing double bedroom.

#### **Bedroom Three 8' 0" x 6' 10" (2.44m x 2.08m)**

Rear facing good sized single bedroom.



#### **Bedroom Four 8' 5" x 6' 8" (2.56m x 2.03m)**

Front facing single bedroom.

#### **Bathroom 5' 0" x 11' 0" (1.52m x 3.35m)**

Appointed with a three piece suite comprising; WC, wash basin upon a drawer unit and shower enclosure. Fully tiled and an airing cupboard.

#### **Integral Garage 17' 7" x 9' 0" (5.36m x 2.74m)**

Accessed internally from the kitchen, having a remote control roller door, power points, lighting, gas central heating boiler and plumbing for washing machine and tumble dryer.

#### **Exterior and Gardens**

To the front of the property is a double width paved driveway with car access to the garage and a low maintenance lawn garden.

To the rear of the property is well maintained lawn garden which is fully enclosed by hedges and with a mature planted border. There are two wooden decked patio seating areas and the garden has an overall excellent degree of privacy.

#### **Additional Information**

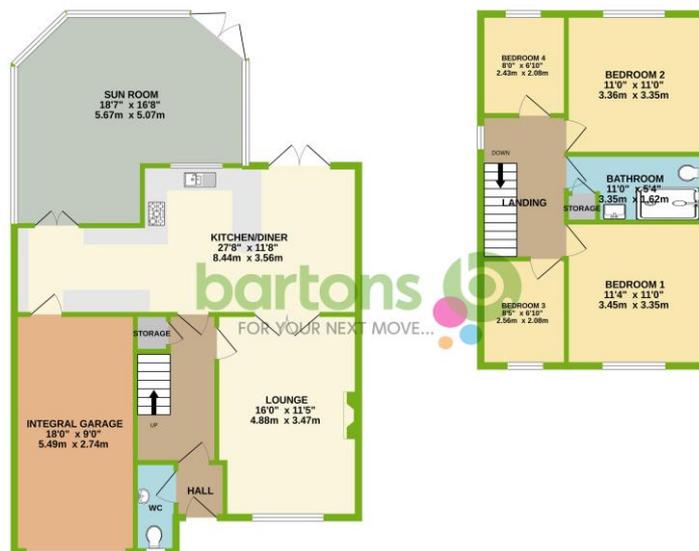
All blinds are to be included with the sale.

The Solar Panels are Leased from A Shade Greener and to be included with the sale. Please enquire for more information.



GROUND FLOOR  
3002 sq ft. (93.1 sq m.) approx.

1ST FLOOR  
496 sq ft. (46.1 sq m.) approx.



TOTAL FLOOR AREA: 1498 sq ft. (139.2 sq m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.  
 Made with Neopax 02/22



**FREE Property Valuation & Appraisal** We offer a FREE of charge property valuation service. Call us now to book your appointment and to find out why we are the agent of choice when selling your home. Our fees are flexible and the service is second to none. Please feel free to visit our website at: [www.bartons-net.co.uk](http://www.bartons-net.co.uk)

**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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

**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.