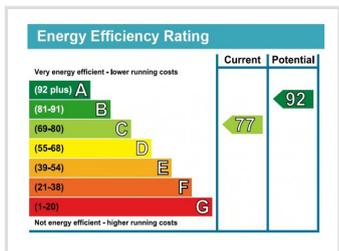


2 BED TOWN HOUSE - ROTHERHAM

Modern 2 bed town house for rent on a quiet, popular new-build estate in Goldthorpe, Rotherham, with stunning views over the Dearne Valley.



Shafton Gate, Goldthorpe, Rotherham, South Yorkshire, S63 9GJ

- Close to Goldthorpe town centre and main bus routes
- UPVC windows and doors
- Gas central heating throughout
- Modern high gloss kitchen with integrated cooker/hob and extractor
- Integrated fridge freezer
- Off-road parking to front
- Private rear garden

£525 Monthly

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to arrange a viewing please call :

01709 468244

SHAFTON GATE, GOLDTHORPE, ROTHERHAM, SOUTH YORKSHIRE, S63 9GJ

Full description

A well presented and proportioned 2 x double bedroomed town house for rent on a popular modern estate in Goldthorpe, Rotherham. Being close to main shops, local schools and amenities and within easy reach of the road networks, including the A1, this property must be viewed internally to appreciate the high standard of modern décor and fittings throughout. Neutral plastered cream walls with feature wallpapered walls in most rooms.

Having UPVC windows and doors, with gas central heating, the property also comprises:

A ground floor featuring an entrance hall, spacious lounge, kitchen/diner, and downstairs WC.

The first floor comprises of two double bedrooms and a family bathroom.

Entrance

Double glazed front entrance door leading into the hallway, with practical lino to the floor, radiator, central alarm panel and door off to the lounge. Carpeted stairs leading to the first floor landing.

Kitchen/Dining Room

Situated to the rear of the property and fitted with a good range of cream high gloss modern wall and base units with complementary butcher-board effect worktops. Integrated washer, fridge-freezer, electric oven, four ring gas hob and extractor hood, with room for a dishwasher or tumble dryer. Inset single drainer sink unit with mixer tap and tiled splash backs to all worktop areas. Double glazed window overlooking the rear garden and having a striped, modern roman blind. Central heating radiator and combination boiler. Double glazed door to the rear garden, with striped, modern roman blind and an internal door to the living room. Practical cream tiling to the floor.

Downstairs WC

Fitted with a matching two piece suite in white comprising a WC and wash hand basin, central heating radiator and tiled splash back. Practical charcoal tiling to the floor.

Lounge

Situated to the front of the property with stunning views of the Dearne Valley. Double glazed window, internet/phone point, TV socket, fuse point ready for installation of electric fire and central heating radiator. Modern light-drop central to the room and stainless curtain pole with modern curtains and wooden venetian blind. Beige carpet to the floor, and internal doors leading to the kitchen, WC and entrance hall.

Landing

Stairs are carpeted and leads up to the first floor landing, giving access to two bedrooms and the family bathroom.

Bedroom One

To the rear of the property a double bedroom with double glazed window and central heating radiator. Modern, mirrored five door fitted wardrobe and white ash style laminate flooring, with 3-light modern light fitment. Curtain pole, curtains and striped modern roman blind to the window.

Bedroom Two

With stunning views over the Dearne Valley, a second double bedroom with double glazed window and central heating radiator. Modern, 2-door sliding door wardrobe and an extra storage cupboard. Grey carpet to floor and stainless curtain

pole, floor to ceiling curtains and wooden venetian blind to the window. Modern feature light.

Bathroom

Family bathroom fitted with a modern, white three piece suite comprising WC, pedestal wash hand basin and panelled bath. Complementary grey modern tiled splash backs. Over-bath shower mixer with glass shower panel, extractor fan and central heating radiator. Practical charcoal tile-effect laminate to the floor.

Garden

The private rear garden is enclosed and benefits from low maintenance AstroTurf, and round patio area with pebbled features, a vegetable patch, small shed, outside tap, outside plug and external wall security light.

Parking

The front of the property boasts a driveway allowing for off road parking, with further on-street parking available, and having stunning views over the Dearne Valley.

EPC Grade C and Council Tax band A.