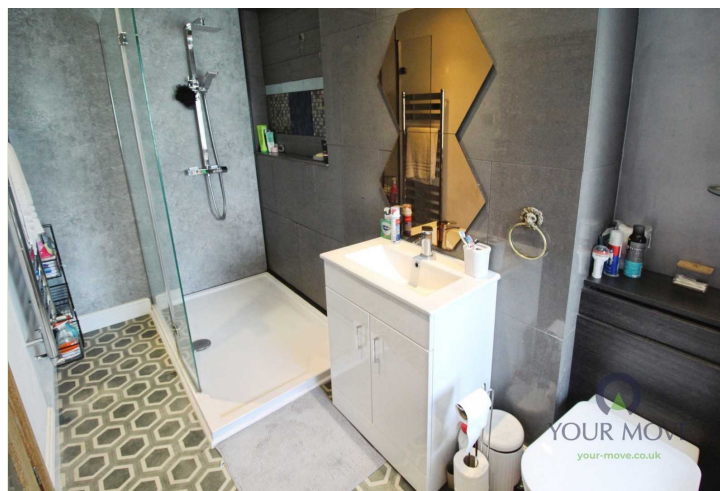
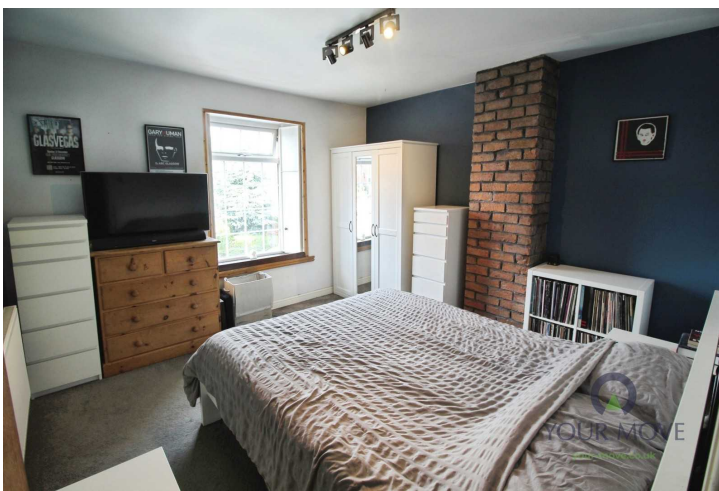
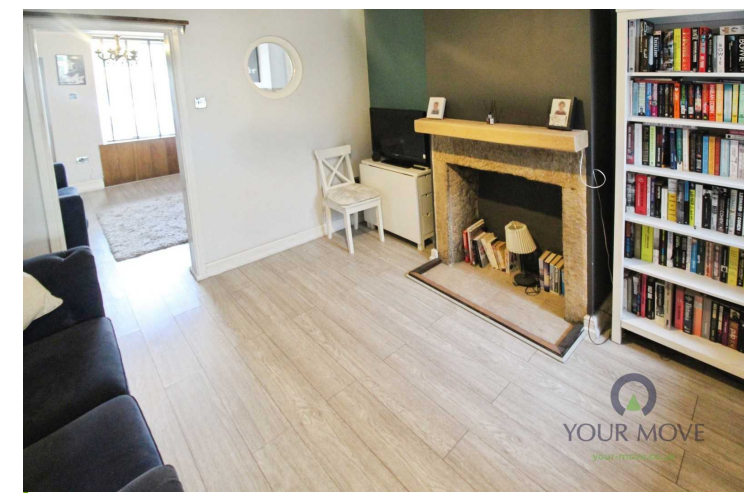
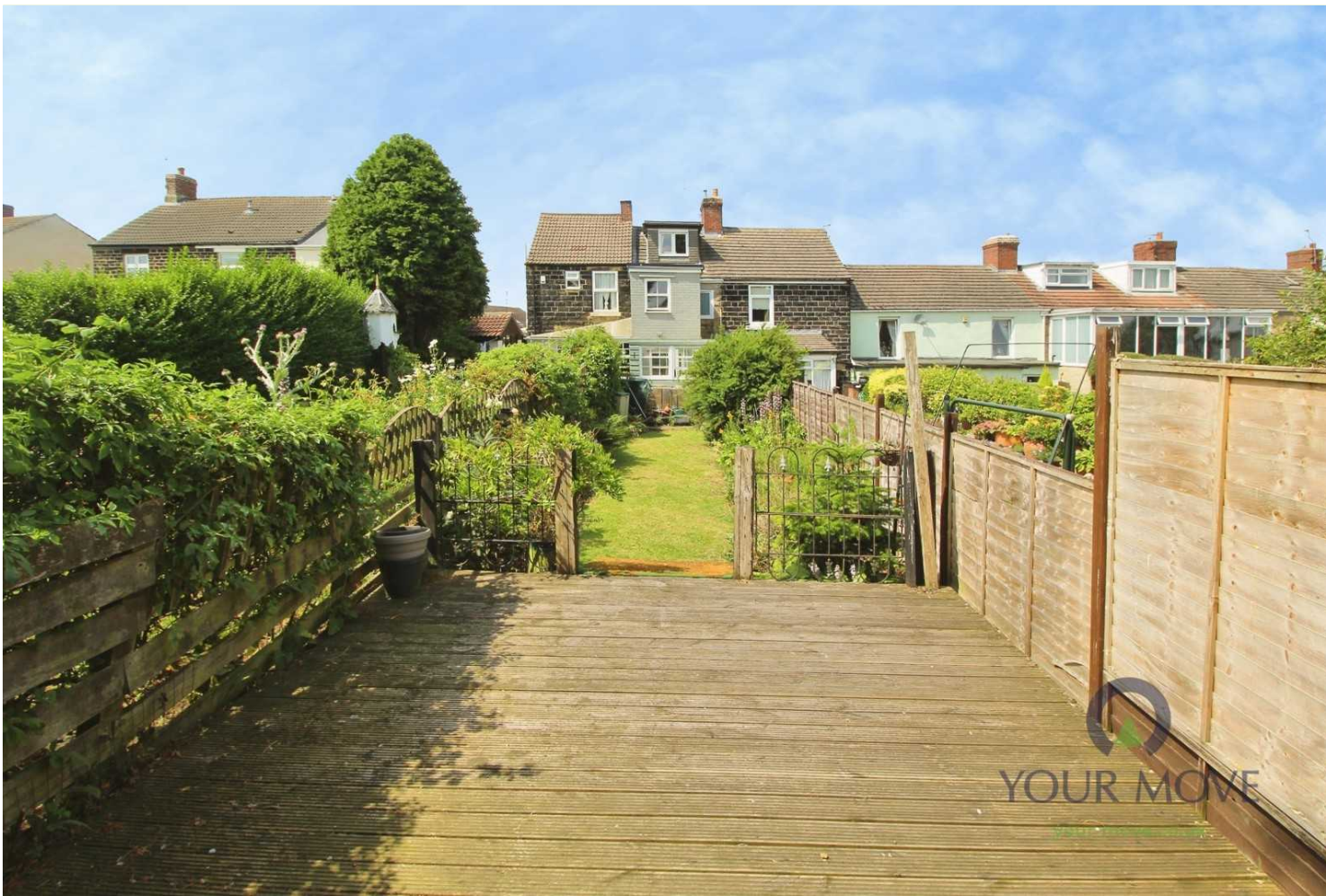




Hesley Lane, Thorpe Hesley,
Rotherham, South Yorkshire, S61

Asking Price: £200,000

Tenure: Leasehold



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Asking Price: £200,000 Tenure: Leasehold

Council Tax Band: B
EPC Rating: TBC
Local Authority: Rotherham Borough Council

Other important information which you will need to know about this property can be found at [your-move.co.uk](https://www.your-move.co.uk)

A well-presented three-bedroom terraced house in popular Thorpe Hesley, offering two reception rooms, a conservatory, garden and good transport links, ideal for first-time buyers or investors.

Overview

For sale: a three-bedroom terraced house in Thorpe Hesley, Rotherham, South Yorkshire, offered in good condition and well suited to first-time buyers and investors. The ground floor provides two reception rooms, comprising a lounge with fireplace and a separate dining room, also featuring a fireplace. A fitted kitchen offers traditional units and space for free-standing appliances. To the rear, a conservatory leads out to the garden, providing an additional versatile living area. The first floor includes a double bedroom and a single bedroom, served by a fully tiled bathroom with four-piece suite and separate shower. A further double bedroom is situated on the second floor. Externally, the property benefits from a large garden with decking area, creating useful outdoor space for relaxation or entertaining. The home falls within Council Tax Band B.

Location Overview

Thorpe Hesley is a well-regarded residential area with local amenities including shops, pubs and cafés, and access to nearby parks and green spaces such as the surrounding countryside towards Wentworth and open areas around Hesley Wood. There are nearby schools, making the location practical for families. Public transport links are available via local bus services towards Rotherham and Sheffield. Rotherham town centre and its

railway station can typically be reached by car in around 10–15 minutes, offering services towards Sheffield, Doncaster and beyond. The property also provides convenient road access to the M1, placing Sheffield and other major centres within reasonable commuting distance.

Lounge

10'2" x 9'10" (3.1m x 3m)
Look at the character in this room of the original stone mantel fireplace - something really different to anyone else's house! Plenty of room, a feature Victorian style radiator and the laminate floor make this a truly original room.

Dining Room

11'10" x11'10" (3.6m x3.6m)
The dining room also has a fantastic stone mantel fireplace to keep the character rolling throughout the house.

Kitchen

11'10" x 5'11" (3.6m x 1.8m)
The kitchen has the advantage of being open access into the dining room so you can cook and stay in touch with the rest of the household. There's ample stylish and practical storage units under a black worktop in the kitchen. Included is an electric hob and oven.

Conservatory

13'5" x 6'11" (4.1m x 2.1m)
A self built addition to the rear of the house which makes a great space between the indoor areas and the outdoor area. You have the benefit of fresh air and yet protection from rain. Currently included is an aquarium which may be included in the property. Seating for all the family is built in.

Bedroom One

11'10" x 11'10" (3.6m x 3.6m)
Front facing double bedroom with plenty of space

Bedroom Two

13'5" x 5'11" (4.1m x 1.8m)
Situated to the rear of the property and overlooking the lovely rear garden

Bathroom

11'10" x 4'11" (3.6m x 1.5m)
This four piece suite is fitted with a double walk in shower, low level w/c, pedestal sink and panelled bath. The walls and floor are fully tiled, there are ceiling spotlights and window to the rear

Second Floor Bedroom Three

7'7" x 13'5" (2.3m x 4.1m)
This bedroom makes the most of the loft space available. With rear facing window this is a lovely bright and spacious room.

Garden

A lovely, long rear garden at the rear mainly to lawn making it a great family garden.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 98.0 sq. m. (1,055 sq. ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com