



Boston Castle Grove Moorgate Rotherham S60 2BA

Guide Price £200,000 to £210,000



- **Fabulous period three bedroom bay windowd semi-detached**
- **Desirable Moorgate location overlooking Thomas Rotherham College**
- **Stunning throughout with beautiful Gardens**
- **Two open plan reception rooms**
- **Generous Conservatory extension**
- **Stylish Kitchen and Bathroom, Detached Garage**

Guide Price £200,000 to £210,000 - Situated within a desirable Moorgate location overlooking the grounds of Thomas Rotherham College is a beautifully appointed bay windowd semi-detached family home. It has fabulous gardens, particularly to the rear, has a detached Garage and internal accommodation comprising of two stylish open plan reception rooms, a sizeable rear Conservatory extension, a modern fitted Kitchen with integral cooking appliances, three bedrooms and a super luxury bathroom suite with corner bath and shower. The location is handy for Town, Rotherham Hospital, shops, public transport and is within easy reach of Sheffield and the M1 motorway network. Viewing Advised - Strictly by appointment. EPC D

Entrance Hallway

A composite glazed door with side panel windows allows entry to an attractive inner hallway which has a wooden spindled staircase, a radiator, further side aspect window towards the Kitchen and with an under stairs storage cupboard.

Lounge 13' 5" x 12' 0" (4.09m x 3.65m) into Bay

The Lounge is tastefully appointed with a large double glazed front bay and a large feature fire surround with inset living flame gas fire. TV extension, radiator, archway creating an open plan area with the

Dining Room 12' 0" x 11' 0" (3.65m x 3.35m)

Spacious and light courtesy of fully glazed rear sliding patio doors which open into the Conservatory. It also has a feature fire surround and a radiator.

Conservatory 13' 5" x 13' 1" (4.09m x 3.98m)

A fabulous and most spacious extension to the living space with centre rear French doors which look into the Garden. It has a radiator, overhead light / fan and has units which handily conceal a washing machine and dryer.

Kitchen 8' 11" x 8' 11" (2.72m x 2.72m)

Appointed with an attractive range of wall, base and drawer units which have a wooden work top with a ceramic style Belfast bowl and drainer with a mixer tap. It has two rear facing double glazed window, one into a bay, the other looking into the Conservatory. It comes with an integrated electric oven, hob and extractor fan with space for an upright fridge freezer and plumbing for a dishwasher.

Bedroom 1 13' 10" x 11' 2" (4.21m x 3.40m)

Beautifully appointed with a front double glazed bay window, radiator and with TV and Telephone extension points.



Bedroom 2 12' 0" x 11' 0" (3.65m x 3.35m)

With a rear double glazed window, radiator and appointed with quality mirrored sliding door wardrobes.

Bedroom 3 6' 6" x 6' 6" (1.98m x 1.98m)

Currently used as an office with front double glazed window, radiator and telephone extension point.

Bathroom 8' 11" x 8' 11" (2.72m x 2.72m)

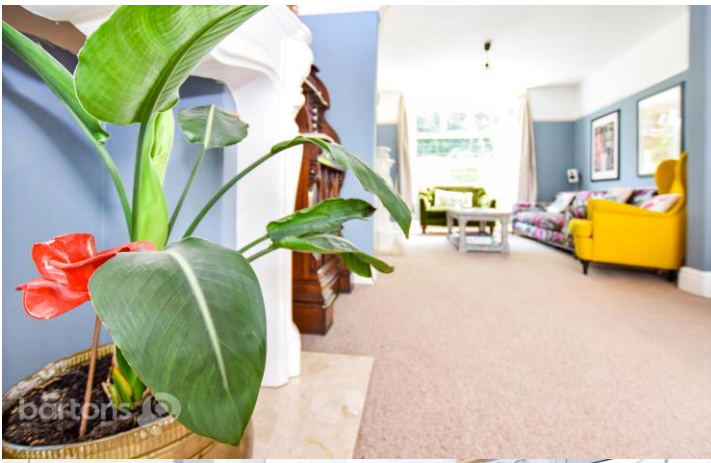
A super spacious luxury family bathroom appointed with a stylish suite in white comprising of a corner bath, double sized shower, WC and a large hand wash basin which is mounted upon a vanity storage unit with storage below. It has both side and rear opaque windows and a wall mounted chrome towel heater.

Detached Garage

With a driveway, up and over door to the front, two side windows and a side door allowing everyday access.

Exterior & Gardens

The property stands within beautifully kept gardens. The front offers privacy with mixed borders and a small garden which is laid to lawn. The rear has a lengthy garden which is laid to lawn with patio seating to the bottom, mature mixed borders and an ENCLOSED DECKED PATIO SEATING AREA with electric point and heating.



Energy Performance Certificate



4, Boston Castle Grove, ROTHERHAM, S60 2BA
 Dwelling type: Semi-detached house
 Date of assessment: 20 June 2013
 Date of certificate: 20 June 2013
 Reference number: 8157-7126-1050-7030-5926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 91 m²

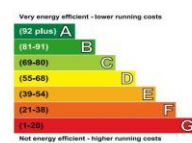
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,427
Over 3 years you could save	£ 624

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 1,917 over 3 years	£ 1,443 over 3 years	
Hot Water	£ 342 over 3 years	£ 192 over 3 years	
Totals	£ 2,427	£ 1,803	You could save £ 624 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 165	✓
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 75	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 306	✓

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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



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 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.



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.