



**Parkgate
Goldthorpe
Rotherham
South Yorkshire
S63**

Offers In Excess Of £230,000

bettermove

Parkgate Rotherham

Bettermove are proud to present this 4 bedroom detached house in Goldthorpe.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living/dining room, fitted kitchen, conservatory, WC, and an additional bedroom/office room on the ground floor. The first floor consists of four bedrooms, including three doubles and one single, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. Outside, the property boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the sought after village of Goldthorpe, Rotherham, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Goldthorpe Train Station, a variety of local bus routes, and quick access to the A1(M).

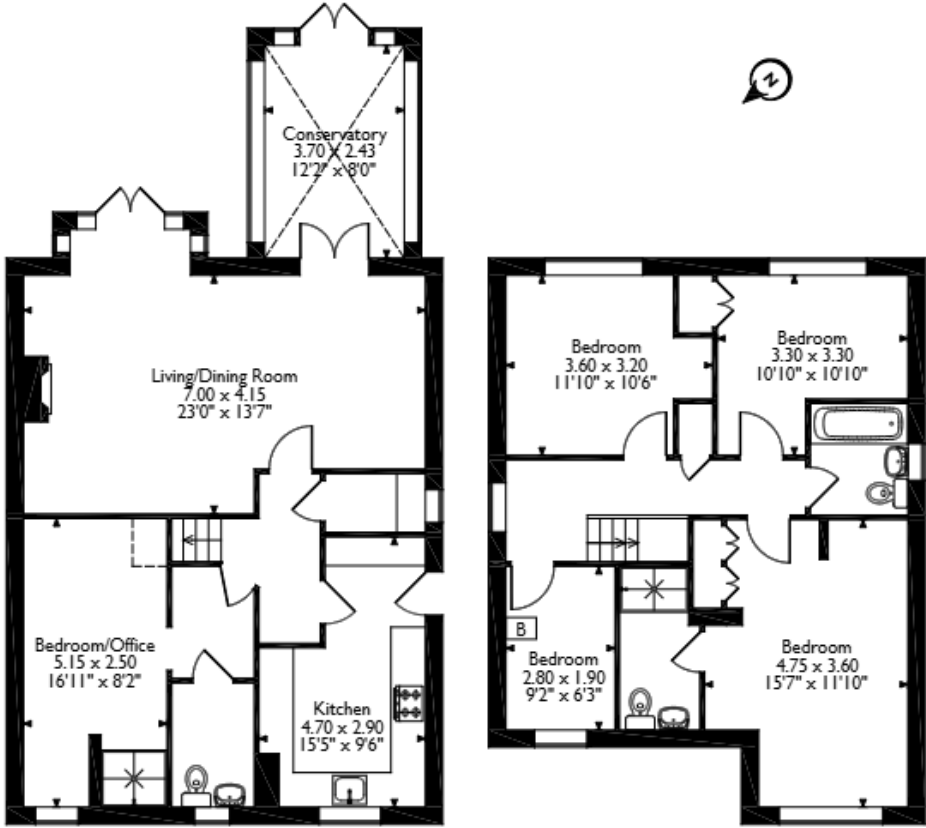
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Parkgate, Goldthorpe, Rotherham

Approximate Gross Internal Area

135 Sq M / 1453 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	73	83
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	70	80
England, Scotland & Wales	EU Directive 2002/91/EC	



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