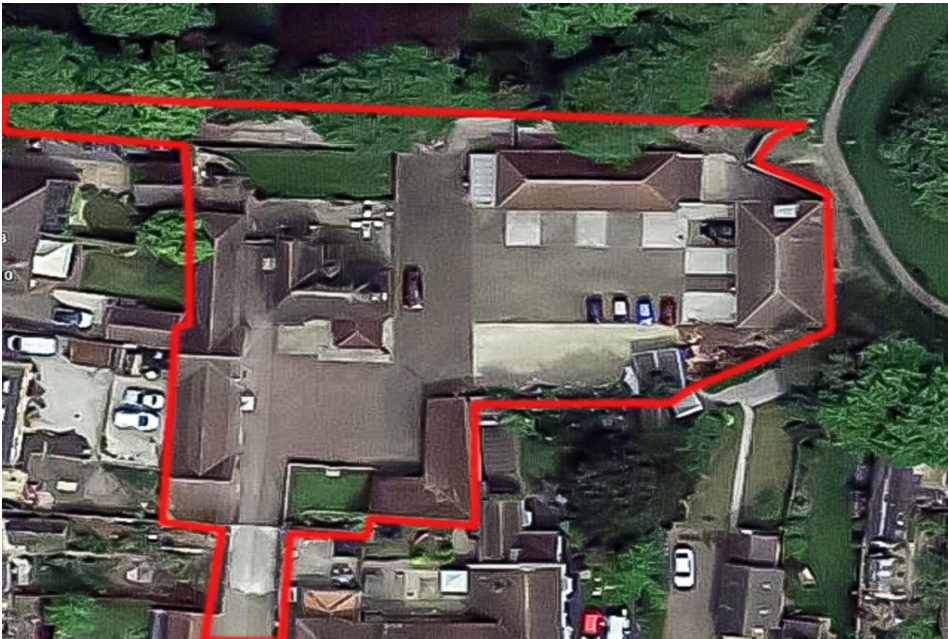




Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

High Street
Thurnscoe, Rotherham



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Thurnscoe, Rotherham

Offers In Region Of £700,000

A MIXED RESIDENTIAL/COMMERCIAL SITE OF APPROX. $\frac{3}{4}$ ACRE WITH A DETACHED 3 BED HOME, DETACHED BUILDING OF 2 DOUBLE GARAGES WITH WORKSHOP AND A 3 BED FLAT ABOVE, A DETACHED BLOCK OF 3 DOUBLE GARAGES ALL WITH ROLLER SHUTTER DOORS, A RETAIL UNIT, ADJOINING SHOWROOM, STORAGE UNITS/WORKSHOPS PLUS A FURTHER DETACHED BUILDING WITH 3 STOREROOMS AND WORKSHOP.

A mixed residential and commercial site extending to approx. $\frac{3}{4}$ acre with a delightful detached 3 bedroom family home with private gardens, a detached building of two double garages with large workshop with a two bedroom apartment above, a separate detached single storey block of 3 double garages all with roller shutter doors, a retail unit with adjoining showroom and storage units/workshops as well as a further detached 'L' shaped single storey building comprising three large secure storerooms and workshop.

The total internal square footage of all the buildings extends to approx. £8,000 { approx. 745 square metres }. Our floor plans reveal the full extent of the residential and commercial premises on offer.



The current owner has had two different plans devised for developing the site for additional residential property, which we are informed has been given an informal approval on a pre-planning application. The site also offers tremendous scope to be used for a business owner to live on site and operate their own business and utilise the extensive outbuildings for their business which are of substantial and solid construction. The site is enhanced as it has two separate secure gated driveway entrances, allowing the site to be split if required. All the aforementioned buildings are wrapped around an extensive hardstanding courtyard which has excellent turning area for large vehicles and parking for numerous cars, vans and trucks. The site also has enclosed dog pounds to enhance the already secure premises and site.

We are informed the site is freehold, on two different title deeds and has no upper chain.

The details relating to the main house are as follows;

ENTRANCE HALL

With front facing double glazed door, and side facing double glazed windows. Central heating radiator, stairs to first floor, under stair storage.

LOUNGE

16' 4" x 12' 9" (4.98m x 3.89m)

Rear facing with double glazed window. Multi fuel burner inset to brick fireplace. Fitted with a purpose built Bar area, giving an ideal venue for entertaining!

DINING HALL

13' 0" x 10' 11" (3.96m x 3.33m)

Front facing with double glazed window, central heating radiator, TV connection point, Under stair storage, oak flooring.

KITCHEN

16' 4" x 10' 0" (4.98m x 3.05m)

Fitted with a range of wall and base units in high gloss finish. Resin sink inset to solid wood worktops with splashback tiling. The floor is also fully tiled. Integrated electric hob with hood over, electric oven and microwave, integrated wind cooler. Space for an American style fridge freezer, space for tumble dryer. Side facing double glazed window and stable style door.

GAMES ROOM

13' 9" x 17' 9" (4.19m x 5.41m)

A further good size reception room, currently housing a pool table and gym equipment! Suitable for many uses, and having rear facing patio doors and side facing window. wall inset gas fire, exposed oak flooring.

FIRST FLOOR LANDING

Stairs rise from the hallway, opening both left and right, with oak bannister rails. Rear facing double glazed window

MASTER BEDROOM

14' 11" x 13' 6" (4.55m x 4.11m)

A spacious bedroom with rear facing bay having French doors opening onto a small balcony- Ideal for taking your morning coffee looking over to the garden and neighbouring park.

ENSUITE SHOWER ROOM

Featuring a quality suite comprising WC, hand wash basin, shower enclosure with electric shower. PVC ceiling panelling and half height PVC wall panelling.



BEDROOM TWO

16' 7" x 11' 0" (5.05m x 3.35m)

With front and rear facing double glazed windows, 2 central heating radiators, fitted wardrobes. TV connection point. Decorative picture rails.

BEDROOM THREE

13' 1" x 10' 6" (3.99m x 3.2m)

A third double size room with front facing double glazed window, central heating radiator.

FAMILY BATHROOM

13' 0" x 9' 10" (3.96m x 3m)

A very spacious bathroom fitted with a top quality suite comprising WC, vanity hand wash basin, bath with 'spa' function. Separate shower enclosure with electric shower. Chromed ladder style towel heater, airing cupboard with plumbing for washing machine. PVC ceiling panels, laminate flooring.

EXTERIOR

The stunning property sits proudly in its own space on this generous site. The house has its own garden area, overlooking the nearby park, featuring lawn, patio area, planted flower borders, ornamental fish pond, and brick built barbeque- Ideal for outdoor entertaining. The long, shingle covered driveway to the front offers access to the whole of the site, and leads to the block paved courtyard area with raised garden area with lawn and planted borders. The courtyard continues, and opens up to a further yard area where the outbuildings lie.

WHAT3WORDS

///squeaking.casually.vibrate

AGENT NOTES

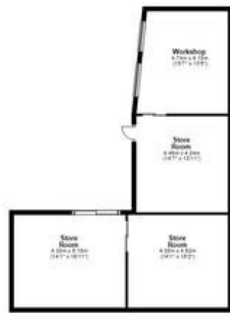
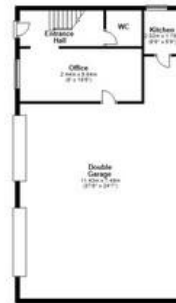
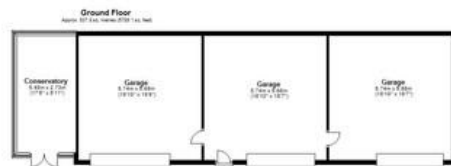
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. 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.

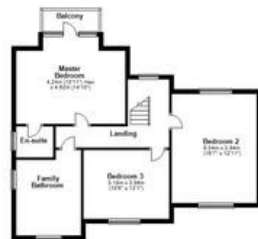
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note 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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

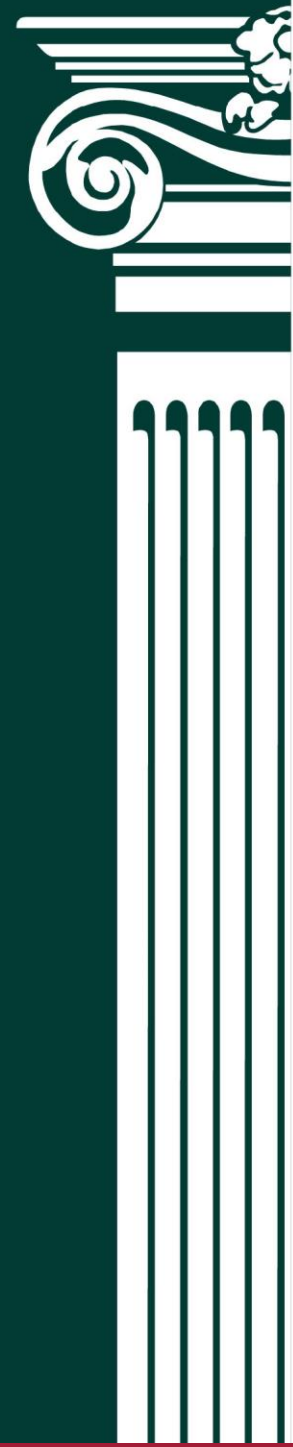


First Floor



Second Floor

Total area approx. 742.6 sq metres (793.8 sq feet)





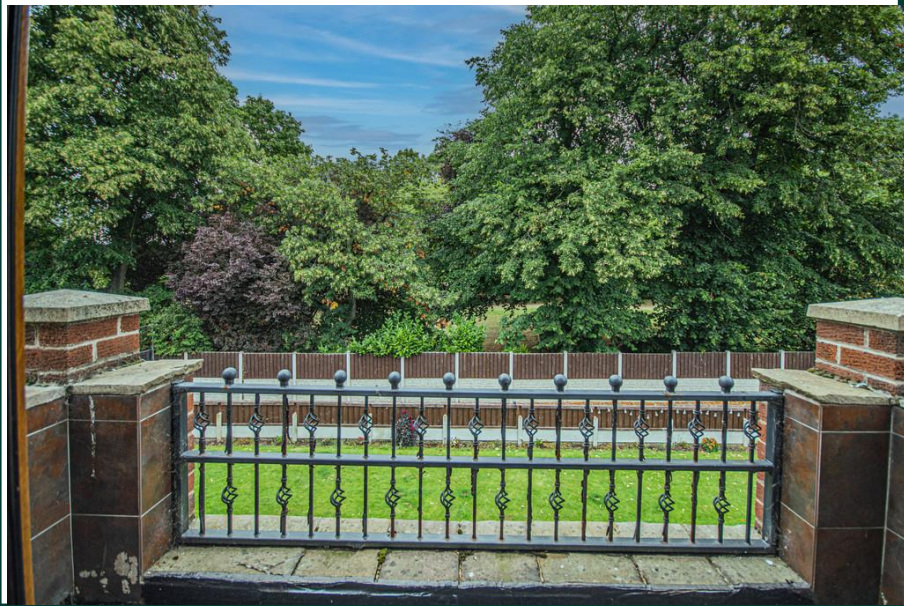
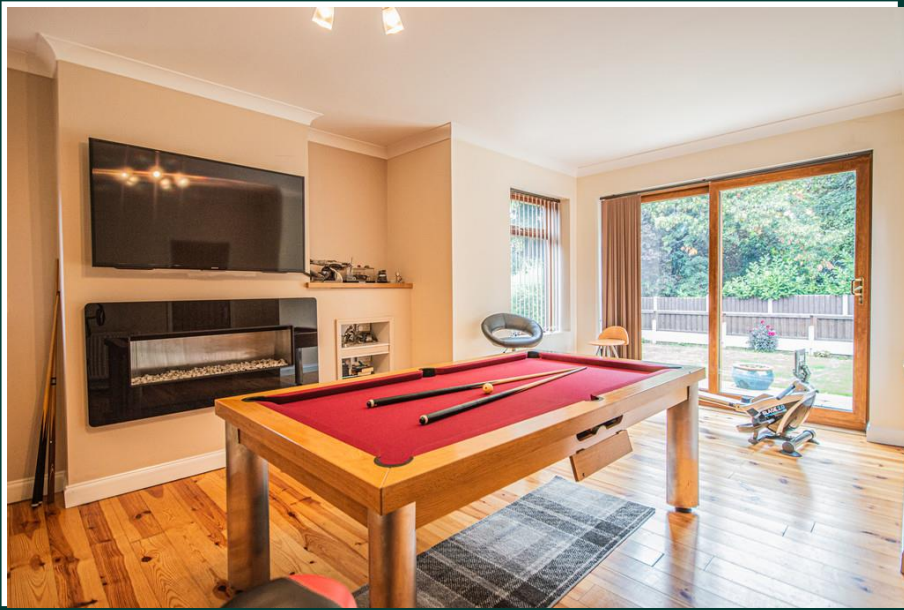
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