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**Asking Price**  
**215000 - 225000**

**2**  
**Hall Farm Drive**  
**Thurnscoe**  
**Rotherham,**  
**S63 0JJ**

VIEWING IS ESSENTIAL to appreciate the size and quality of internal fittings on this FOUR BEDROOM plus study DETACHED house having the benefit of gas fired CENTRAL HEATING, uPVC DOUBLE GLAZING, en-suite master bedroom, detached GARAGE, driveway suitable for the parking of three cars, rear GARDEN with decked area and SECURITY SYSTEM. The property is close to most local amenities and convenient for Rotherham, Doncaster, Mexborough and the local motorway network

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- ❖ 4 Bedrooms plus Study
- ❖ Detached House
- ❖ Detached Garage
- ❖ En Suite Master Bedroom
- ❖ Viewing Highly Recommended
- ❖ Gas Fired Central Heating

**PO BOX 1182, DONCASTER, DN1 9PH**

**TELEPHONE: 01302 854888    Email: [info@excelsioronline.co.uk](mailto:info@excelsioronline.co.uk)**

ACCOMMODATION

**Entrance hallway** Heating is provided by a central heating radiator.

**Downstairs WC** Having a 'White' WC and wash hand basin.

**Large Attractive Lounge** 22' 9" x 12' 9" (6.93m x 3.89m)  
Before the extension this would have been a lounge with dining area but the additional extension has formed a separate dining room, thus making the lounge very large. This room overlooks both the front and rear of the property. On one wall is a 'White Adam' style fire surround with simulated marble backing and hearth with living flame coal effect gas fire inset. Additional heating is provided by two double panel central heating radiators. This room has been tastefully decorated and nicely finished off with coving to the ceiling.

**Kitchen** 11' 6" x 8' 6" (3.51m x 2.59m) Which overlooks the rear of the property. Having modern units in 'Cappuccino and Latte' with black granite work surfaces and matching splash back. Inset the work surface is a five ring gas hob (wok) and a single drainer sink unit with mixer tap. Inset the units are two 'Zanussi' ovens and a 'Zanussi' microwave and integral appliances also include a 'Zanussi' dishwasher and 'Bosch' washing machine. In one cupboard is the 'Baxi Solo' gas boiler which services the central heating system and provides the domestic hot water. This room also has a handy storage cupboard and is wired for Sky multiroom.

**Breakfast Area** 11' 6" x 8' 6" (3.51m x 2.59m)  
Which is heated by a central heating radiator and looks over the rear of the property through patio windows onto the rear feature paved patio area. In this room is a handy walk in storage cupboard.

**Dining Room** 10' 9" x 12' 9" (3.28m x 3.89m)  
Overlooking the front of the property and heated by a double panel central heating radiator.

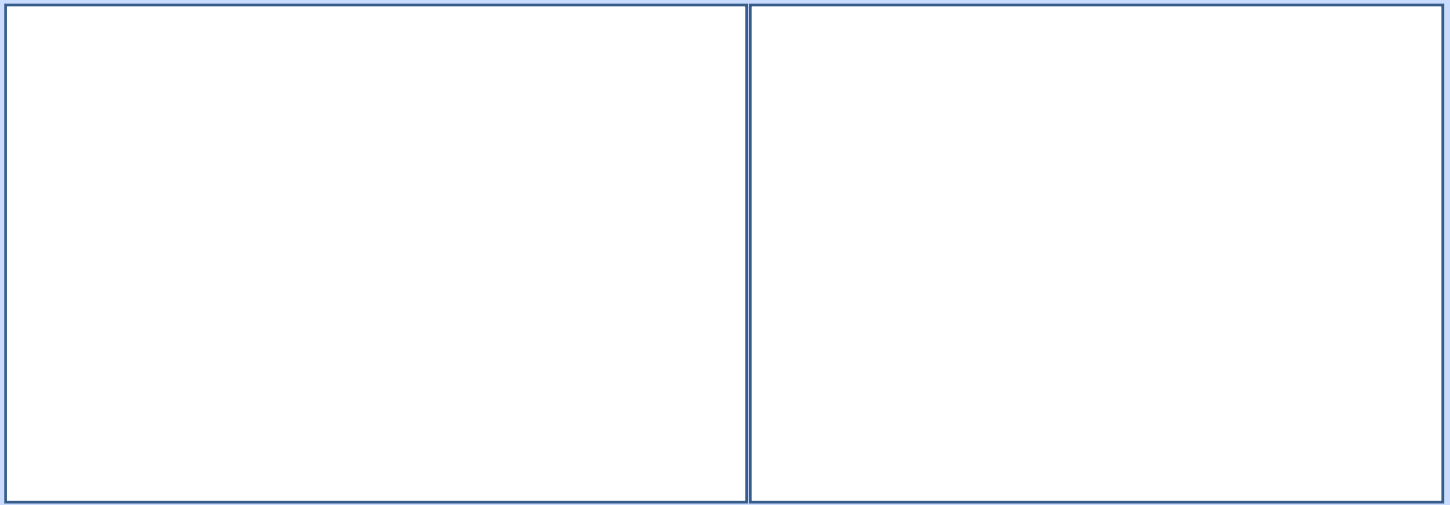
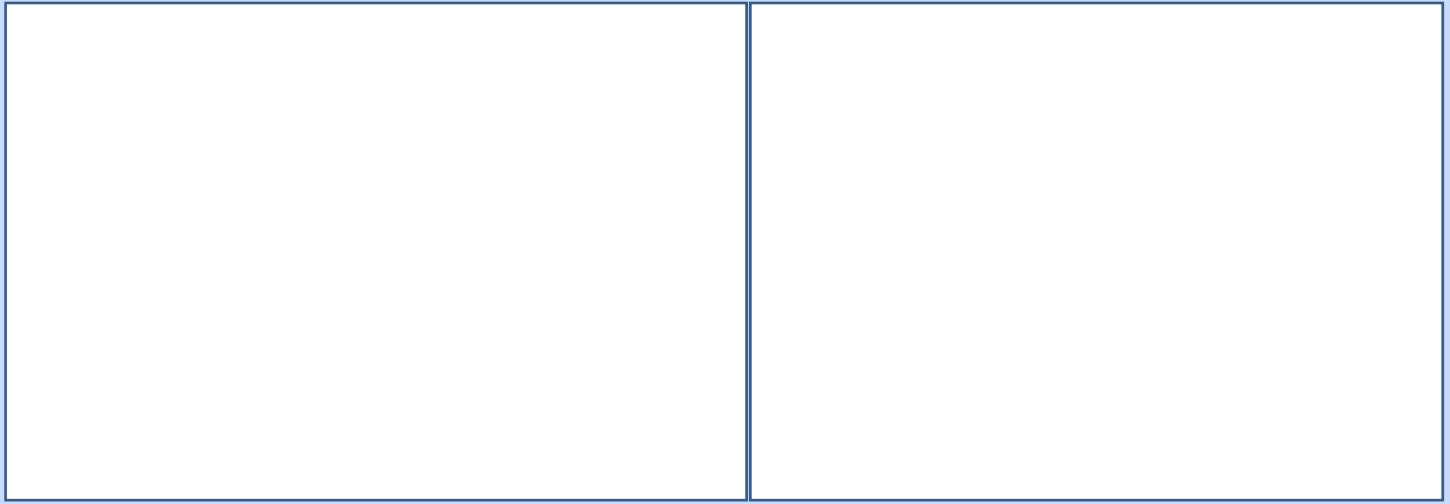
**First Floor Landing**  
**Master bedroom** 12' 3" x 10' 6" (3.73m x 3.2m) Which overlooks the front of the property and having a range of fitted wardrobes in 'Beech' forming a central dressing table area. This room is heated by a central heating radiator and is wired for Sky multiroom. Off this room is the:-  
**En-suite Shower Room** Having a 'White' rope effect WC and pedestal wash basin. Inset the shower cubicle is a 'Mira Sport' electric shower and heating is provided by a central heating radiator.

**Bedroom Two** 11' 3" x 9' 3" (3.43m x 2.82m) Overlooking the front of the property and having a range of fitted wardrobes in 'Beech' Heating is provided by a central heating radiator

**Bedroom Three** 11' 9" x 11' 9" (3.58m x 3.58m) Overlooking the rear of the property and heated by a central heating radiator.

**Bedroom Four** 8' 6" x 7' 3" (2.59m x 2.21m) Overlooking the front of the property and heated by a central heating radiator.

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Rotherham, S63 0JJ**

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

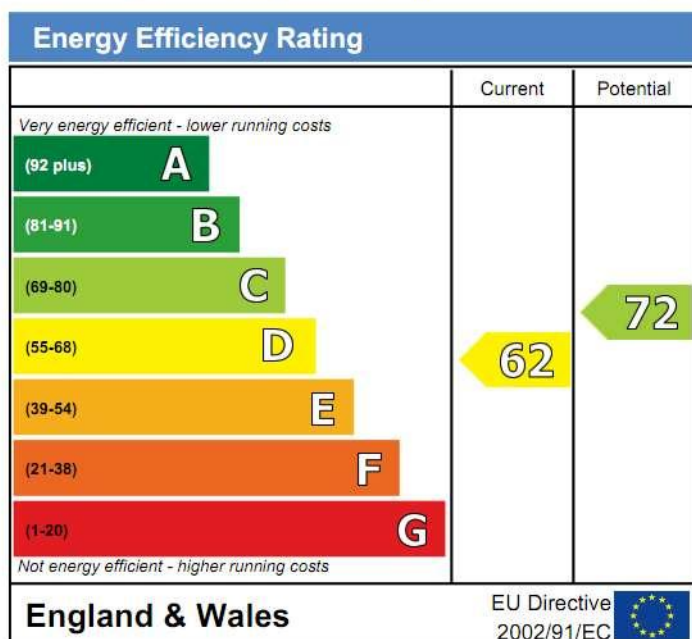
# Energy Performance Certificate



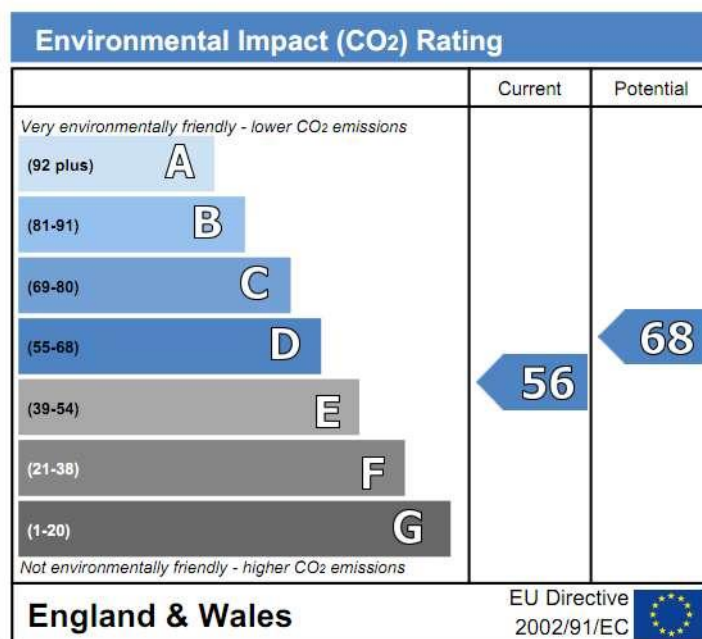
2, Hall Farm Drive,  
Thurnscoe,  
ROTHERHAM,  
S63 0JJ

Dwelling type: Detached house  
Date of assessment: 16 August 2010  
Date of certificate: 17 August 2010  
Reference number: 9168-9030-6208-7890-0934  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 119 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	268 kWh/m <sup>2</sup> per year	198 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.3 tonnes per year	3.9 tonnes per year
Lighting	£112 per year	£66 per year
Heating	£735 per year	£583 per year
Hot water	£183 per year	£136 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.