

**SOLD STC**



**Hollys House Road, Ravenfield**  
**Guide Price £220,000**

  
**MARTIN&CO**





## Hollys House Road, Ravenfield

3 Bedrooms, 1 Bathroom

**Guide Price £220,000**

- Semi detached
- Three bedrooms
- Generous garden
- No chain
- Drive and garage

GUIDE PRICE £220,000 - £230,000. Offered for sale with no chain involved is this stunning three-bedroom, bay windowed semi-detached home. Located in the highly sought-after Ravenfield area, this property boasts a larger than average garden to the rear, making it a true gem. Situated in a quiet cul-de-sac, this property offers both peace and convenience with excellent access to public transport links and commuter routes.



Upon entering the property, you are greeted by a welcoming entrance hall that leads to a spacious bay windowed lounge with an attractive stone fire surround, creating a cozy and inviting atmosphere. The lounge seamlessly flows into the dining room through double doors, providing the perfect space for entertaining guests. The dining room features a beautiful feature fire surround, adding character and charm to the space.

The kitchen is a highlight of this home, boasting high gloss white wall and base units that offer ample storage space while creating a sleek and modern look. Additionally, there is a convenient utility porch, providing extra storage and functionality.

Heading up to the first floor, you will find three well -

proportioned bedrooms, two of which feature fitted wardrobes, offering plenty of storage options. The shower room is equipped with a modern white three-piece suite, ensuring comfort and style.

Outside, the property offers a front garden with mature shrubs, adding a touch of greenery. The generous size drive and single garage provide ample parking space for multiple vehicles. The rear garden is truly impressive, being larger than average and offering various features such as a greenhouse, shed, patio areas, lawn areas, and mature borders with shrubs and raised borders. This garden is an ideal space for outdoor gatherings, relaxation, and gardening enthusiasts.

To summarize, this property is a fantastic opportunity for a range of buyers looking for a well-presented home in a sought-after location. With its spacious rooms, attractive features, and generous garden, it truly stands out from the rest. Don't miss out on the chance to make this property your new home!

**ENTRANCE HALL** Having coving to the ceiling, spindle staircase rising to the first floor landing, side facing window and front facing entrance door.

**LOUNGE** With coving to the ceiling and front facing bay window. The focal point of the room is the stone feature fire surround housing the electric fire. There are double doors leading into the dining room.

**DINING ROOM** With coving to the ceiling, the focal point of the room is the feature fire surround, rear facing window overlooking the rear garden.

**KITCHEN** Having a range of fitted wall and base units in high gloss white, wall units include extractor hood. Base units are set beneath worktops which include a one and a half bowl sink, electric cooker point, tiled splash backs, pantry, rear facing window and side facing entrance door to the utility porch.





**UTILITY PORCH** Having built in storage cupboards, plumbing for washing machine, tiled floor, front, side, rear facing windows and side facing entrance door.

**LANDING** With coving to the ceiling, access to loft, side facing window and spindled balustrade.

**BEDROOM ONE** Having coving to the ceiling, fitted wardrobes to one wall and front facing bay window.

**BEDROOM TWO** With coving to the ceiling, fitted wardrobes to one wall and rear facing window offering views.

**BEDROOM THREE** With front facing window.

**SHOWER ROOM** With a modern white three piece suite which comprises of vanity wash hand basin, low flush w.c, shower cubicle and rear facing window.

**OUTSIDE** To the front of the property is a garden with

mature shrubs, drive to the side providing off road parking which leads to the detached garage. To the rear of the property is a fantastic sized enclosed garden which has side patio area, lawn gardens, shrub borders, mature shrubs, bushes, trees, greenhouse and further patio area.

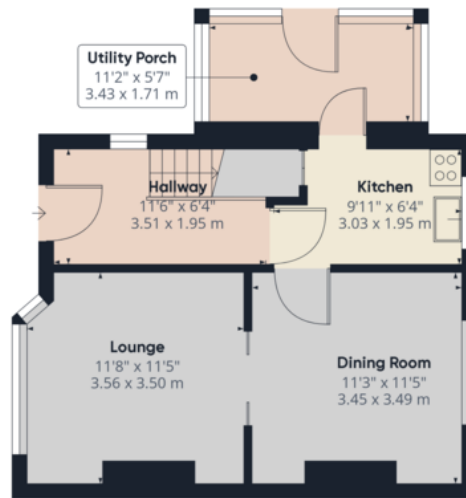


| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         | 85        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 68      |           |

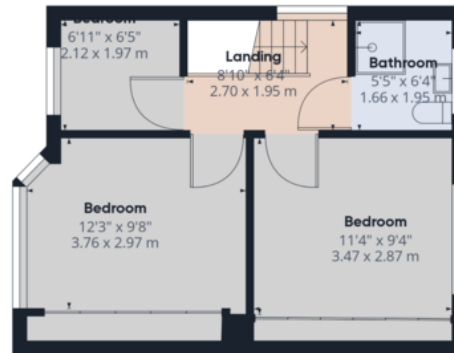








Ground Floor



Approximate total area<sup>(1)</sup>  
860.21 ft<sup>2</sup>  
79.92 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

# 01709 544982

<http://www.martinco.com>



**Accuracy:** 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.