

FOR SALE



Bateman Road, Hellaby
Guide Price £170,000


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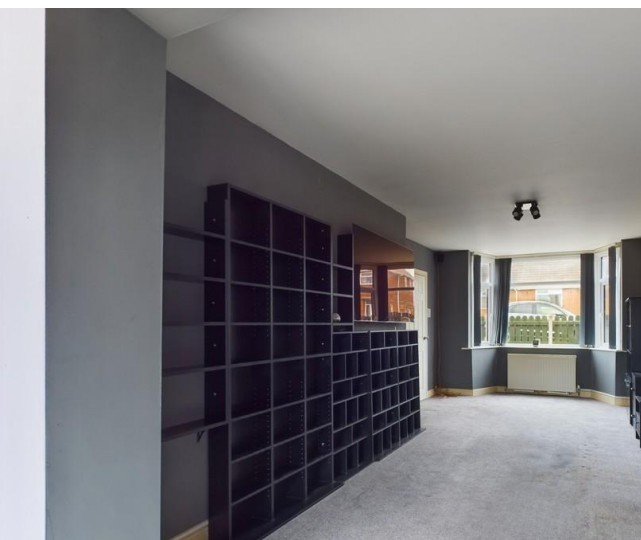
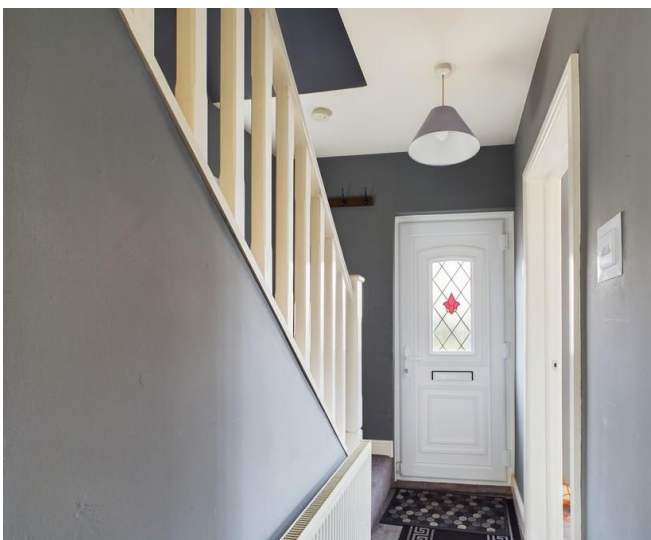
Bateman Road, Hellaby

2 Bedrooms, 1 Bathroom

Guide Price £170,000

- Semi detached
- Two bedrooms
- Extended
- Drive and garage
- No chain

GUIDE PRICE £170,000 - £180,000. Located in a convenient spot with excellent transport links, this extended home offers a spacious layout and a pleasant outlook to the rear. With no chain involved, this is a great opportunity for a variety of buyers. The property enjoys easy access to local amenities, with supermarkets such as Morrisons and Aldi nearby for everyday shopping. Commuters will appreciate the excellent road connections, with the M1 and M18 motorways providing quick links to Sheffield, Rotherham, and beyond. Public transport is also easily accessible making travel straightforward. Stepping into the property the entrance hall features a spindled staircase leading to the first floor. The lounge and dining area is a bright space, with a bay window allowing natural light to fill the room. This open-plan area leads into the sunroom or study, providing additional space that can be used for a range of purposes. Whether as a work-from-home area or a quiet reading spot this extra space adds to the versatility of the home. The kitchen has been extended creating a functional space with plenty of storage. Fitted with white wall and base units, the kitchen also includes an integrated oven, hob, extractor hood, and dishwasher. The additional space makes cooking and entertaining more convenient, with room to move freely while



preparing meals.

On the first floor, the landing connects to two double bedrooms. The main bedroom benefits from a bay window, adding character and extra space, while the second bedroom enjoys views over the fields and play area to the rear. The shower room is fitted with a modern three-piece suite, offering a clean and practical space.

Outside, the front garden is easy to maintain, while a driveway to the side provides off-road parking and leads to a garage with an electric door. The rear garden features a paved patio area, perfect for sitting outside, along with a further garden space that enjoys views over the open field and play area beyond. The location of this home offers a balance of convenience and outdoor space. With Hellaby being well-connected, major towns and cities are easily reached, while the open aspect to the rear provides a pleasant setting. For those who enjoy the outdoors, local green spaces and walking routes are within easy reach.

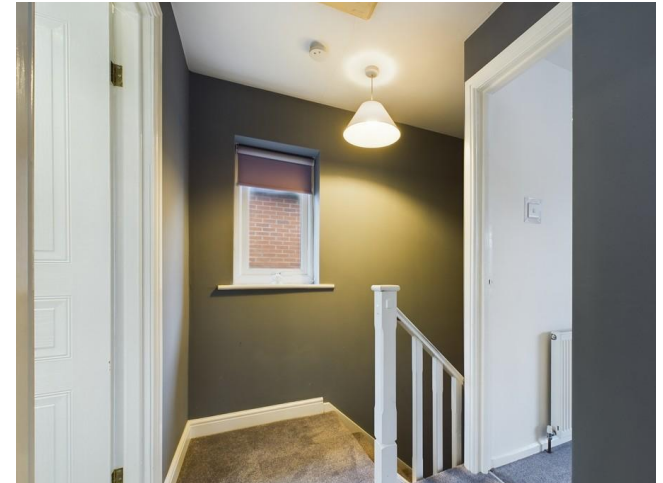
With an extended layout, useful additional spaces, and

a lovely outlook to the rear, this home is a practical choice with great connections to amenities and transport links.

ENTRANCE HALL Having a spindled staircase rising to the first floor landing, side facing window and front facing entrance door.

LOUNGE / DINING ROOM This extended living area has a front facing bay window, space for a dining table. This room opens into an area that could be used as a study / sitting area with patio doors which over look the rear garden and fields beyond.

KITCHEN The extended kitchen has a range of fitted wall and base units in white, wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, plumbing for washing machine, space for fridge freezer, integrated dishwasher, oven, hob, under stairs storage which houses the central heating boiler, tiled



floor, tiled splash backs, side, rear facing windows and side facing entrance door.

LANDING With side facing window and access to the loft.

BEDROOM ONE A generous size double bedroom with front facing bay window and walk in store cupboard.

BEDROOM TWO A double size bedroom with rear facing window offering far reaching views.

SHOWER ROOM With a modern white three piece suite which comprises of a vanity wash hand basin, w.c, shower cubicle, panelled walls, panelled ceiling with downlights and rear facing window.

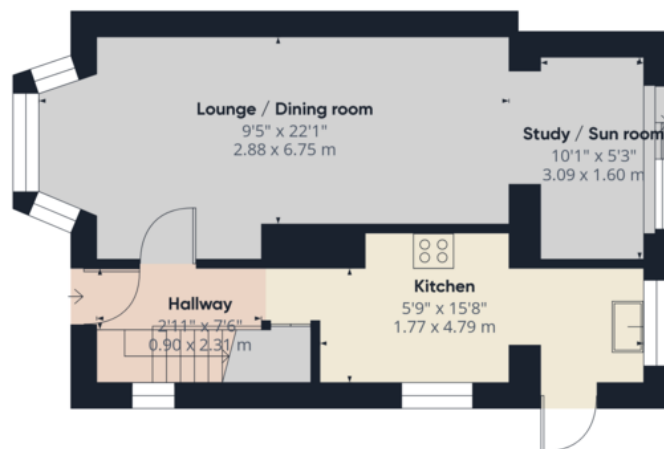
OUTSIDE To the front of the property is a walled garden with pebbled area. Double gates open onto the drive which leads to the garage. Single garage with

electric door. Rear garden with paved patio, steps lead to two further garden areas and there are adjoining fields with play area.

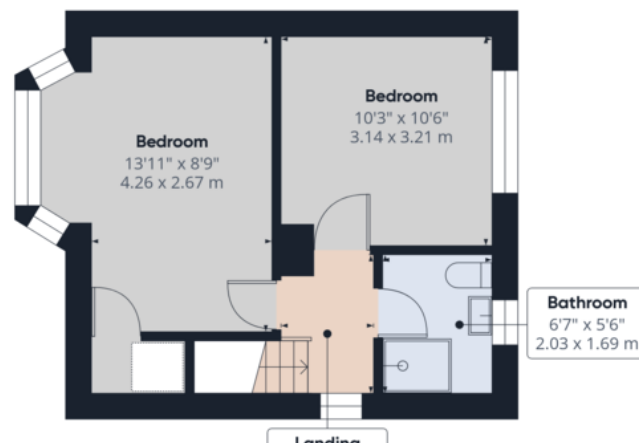


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
750.03 ft²
69.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that

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