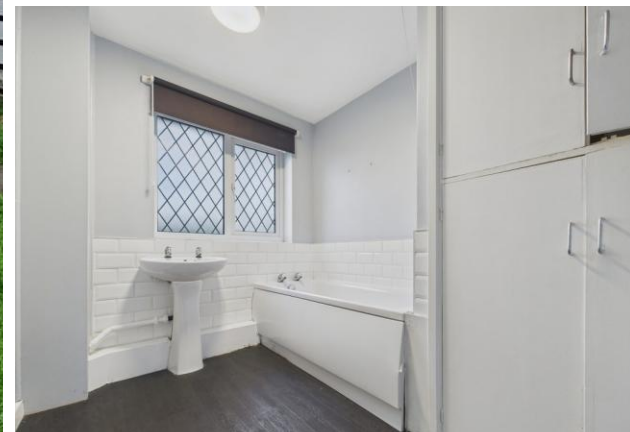


FOR SALE



Hollybush Street, Parkgate
Asking Price Of £120,000


MARTIN&CO



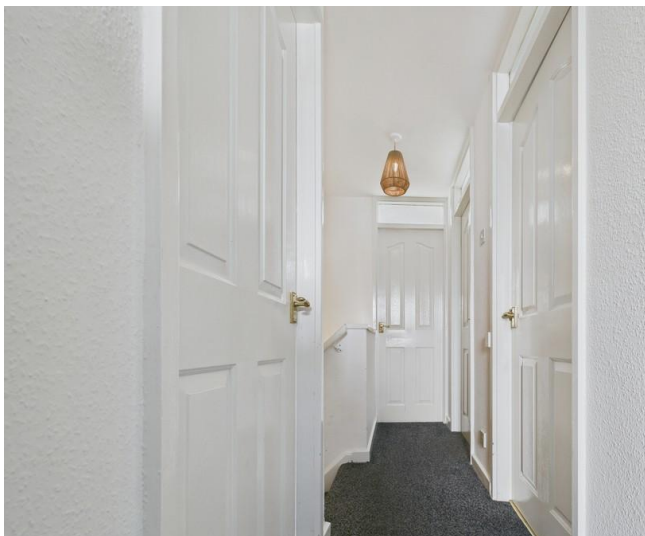
Hollybush Street, Parkgate

2 Bedrooms, 1 Bathroom

Asking Price Of £120,000

- Semi detached
- Two bedrooms
- No chain
- Spacious
- Popular location

Set within the well-connected Parkgate area of Rotherham, this spacious two-bedroom semi-detached home is available with no onward chain and offers a great opportunity for those seeking a property with potential. Positioned on Hollybush Street, the location is practical for everyday needs, with Parkgate Retail World just over a mile away, offering access to a wide range of major retailers including Morrisons, Boots, and Next. Local transport links are strong, with frequent bus services running along nearby roads and easy car access to the A633, leading directly to the M1 motorway network-making it convenient for commuting across South Yorkshire and beyond. The property sits back from the street, with garden areas to both the front and rear. Internally, the layout is traditional and functional, with room proportions that provide plenty of space across both floors. Entry begins via a porch area, ideal for storing coats and shoes, which opens into the main hallway. The hallway includes a generous store room, which could also function well as a utility or pantry, depending on requirements. The dining kitchen runs along one side of the ground floor and is fitted with a range of wall and base units, offering useful cupboard and preparation space. There's an integrated oven and hob already in place, integrated washing machine and space for other



appliances such as fridge freezer. A good-sized dining area sits to one end of the room, with space for a table and chairs. Across the hall is the through lounge, which benefits from dual-aspect windows at the front and rear, creating a bright and well-proportioned living space.

Upstairs, the layout continues to offer practicality. Both bedrooms are generous in size and could comfortably accommodate double beds along with other furnishings. The main bedroom overlooks the front garden, while the second bedroom faces the rear. Off the landing is a large walk-in store room, currently used for storage but offering potential as a small study or office for home working. The bathroom is fitted with a white two-piece suite comprising bath and wash basin, with a separate WC next door-an arrangement that many will find useful.

Outside, the front garden is laid to lawn with a path leading to the entrance, while the rear garden provides a private outdoor space, with pebbled and patio areas. There's plenty of scope here to develop the outside further, whether with a patio or shed, subject to

preference.

For families, the property is in the catchment area of several local schools including Rawmarsh Ryecroft Infant School and Rawmarsh Rosehill Junior School, both within walking distance. Rawmarsh Community School, a secondary, is also nearby. For those commuting to Rotherham town centre, it's just a ten-minute drive, and Meadowhall Shopping Centre is around 15 minutes away by car. Parkgate railway station, currently being developed as part of the Rotherham tram-train line extension, will further improve transport access in the area in the near future. With its no-chain status, flexible layout and excellent local amenities, this home presents a solid opportunity for a range of buyers-from those taking a first step onto the property ladder, to landlords looking to expand a portfolio. The surrounding area continues to benefit from ongoing investment and regeneration, making this a practical long-term choice.

ENTRANCE PORCH With a front facing entrance



door, side facing windows and door to the entrance hall.

ENTRANCE HALL With a staircase rising to the first floor landing and store cupboard.

DINING KITCHEN Having a range of fitted wall and base units. Base units are set beneath worktops which include a single bowl sink, electric hob, eye level oven, space for fridge freezer, integrated washing machine, tiled splash backs, rear facing entrance door and rear facing window.

LOUNGE A generous size lounge which has dual aspect windows to the front and rear.

LANDING

BEDROOM ONE A double size room, store cupboard and front facing window.

BEDROOM TWO A good size second bedroom with rear facing window.

BATHROOM With a white two piece suite that has a bath, wash hand basin, tiled splash backs, cupboard housing the central heating boiler and rear facing window.

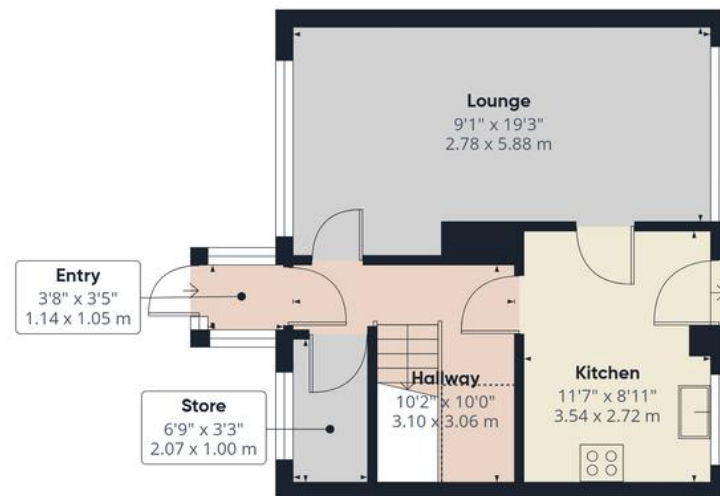
W.C Having a low flush w.c and rear facing window.

OUTSIDE To the front of the property is a lawn garden. To the rear is an enclosed garden with patio and pebbled areas.

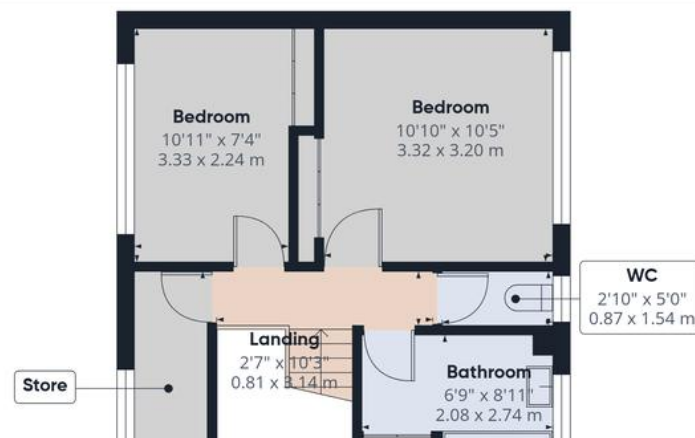


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾

737 ft²
68.6 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are

Martin & Co Rotherham

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

01709 544982

<http://www.martinco.com>



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