jpm Estate Agents



47 Hoodhill Road

Harley, Rotherham, S62 7US

Guide price £210,000

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Nestled on Hoodhill Road in the charming area of Harley, Rotherham, this delightful mid-townhouse presents an excellent opportunity for those seeking a modern and comfortable home. Recently renovated, the property boasts a contemporary design throughout, ensuring a stylish living experience.

The townhouse features two well-proportioned bedrooms, perfect for a small family or professionals looking for extra space. The two reception rooms provide ample room for relaxation and entertaining, allowing for a versatile living arrangement. The modern bathroom is designed with convenience in mind, catering to the needs of everyday life.

One of the standout features of this property is the recently renovated garden, which offers a lovely outdoor space for enjoying the fresh air, hosting gatherings, or simply unwinding after a long day. The garden is a true asset, enhancing the overall appeal of the home.

Situated in a popular area, this townhouse benefits from excellent connectivity, with close proximity to motorway links, making commuting a breeze. Additionally, the property includes parking for two cars, a valuable feature in today's busy world.

This townhouse on Hoodhill Road is not just a house; it is a place where modern living meets comfort and convenience. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Don't miss the chance to make this lovely home your own.

Living Room
2.85 m x 4.42 m
This living room welcomes you with its soft green walls creating a calm and inviting atmosphere. There is a cosy fireplace set within the wall, framed by a flat-screen TV above it, and the space is well-lit by natural light from a front-facing window and subtle recessed ceiling lights.

Kitchen/Diner
3.89 m x 3.05 m
A contemporary kitchen/diner with a sleek and modern feel. It features white cabinetry complemented by black tiled splashbacks and black countertops, creating a striking contrast. The kitchen is fitted with integrated appliances including an oven and hob beneath a chimney extractor hood. The dining area includes space for a table with seating for four, and the room extends into a family room through an open-plan layout, enhanced by natural light from skylights and French doors leading out to the garden area.

Family Room
3.21 m x 2.91 m
The family room offers a bright and airy space thanks to its skylights and French doors that open to the garden. The room's layout flows seamlessly from the kitchen/diner, making it an ideal space for socialising or relaxing while enjoying views of the outdoor area.

Primary Bedroom
3.20 m x 3.09 m
The primary bedroom features a soft and restful colour palette with pale grey walls and carpeting. It comfortably fits a double bed with bedside tables and benefits from natural light through a window overlooking the front of the property. The room is designed to offer a peaceful retreat with a simple, uncluttered style.

Bedroom
3.16 m x 2.82 m
The second bedroom is currently styled as a nursery, painted in soft muted tones with light carpeting. Built-in wardrobes provide storage whilst the window lets in natural light and views across the neighbourhood.

Bathroom
1.88 m x 1.93 m
This family bathroom is finished in white with contemporary tiling and fittings. It features a bath with a glass shower screen, a vanity unit with a sink, and a toilet. The space is bright and fresh with a simple, clean design, complemented by a mirror and modern chrome fixtures.

Hall
1.25 m x 3.36 m
The hall provides a functional entrance to the property, with stairs rising to the first floor and access to the living room and kitchen/diner. It is compact yet welcoming, giving a good sense of flow through the ground floor spaces.

Rear Garden
The private rear garden is a well-maintained outside space featuring a paved patio area, ideal for outdoor seating and dining. A wooden pergola adds vertical interest, and the garden is enclosed with fencing, providing a secure and private environment. There is space for planting and decorative pots, creating a pleasant outdoor extension to the home. The rear gate leads to the parking spaces.

DISCLAIMER
JPM Estate Agents Ltd makes every reasonable effort to ensure that the information provided in our property particulars is accurate and up to date. However, the details have been supplied by the seller and are intended as a general guide only.

JPM Estate Agents Ltd cannot accept responsibility for any errors, omissions or inaccuracies within the particulars, and the information should not be relied upon as a statement or representation of fact. Measurements, descriptions, photographs and other information are provided for guidance and may be subject to change.

Prospective purchasers should satisfy themselves as to the accuracy of all information and make their own enquiries and investigations before proceeding with a purchase. Your appointed conveyancer is responsible for ensuring that the legal documentation and purchase contract adequately protects your interests.

If you identify any information within the particulars that you believe to be incorrect, please notify JPM Estate Agents Ltd so that we can raise this with the seller.

ANTI-MONEY LAUNDERING (AML) & IDENTIFICATION CHECK
In accordance with current Anti-Money Laundering Regulations, all purchasers whose offer is accepted on a property marketed by JPM Estate Agents Ltd will be required to complete an identification check and provide information relating to their source and proof of funds.

These checks are a legal requirement and must be completed before a sales memorandum can be issued. JPM Estate Agents Ltd uses a specialist third-party verification service to assist with completing these checks and verifying the information provided.

The cost of the required checks is £30 per person and must be paid in advance once an offer has been agreed and before the sales memorandum is issued. This fee is non-refundable.









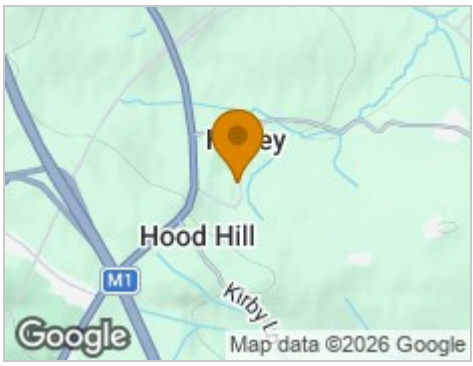
Road Map



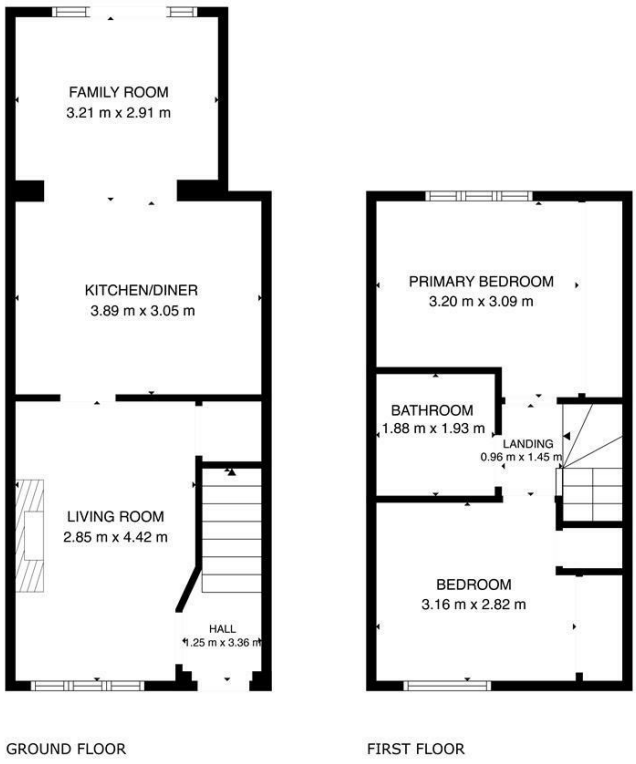
Hybrid Map



Terrain Map



Floor Plan



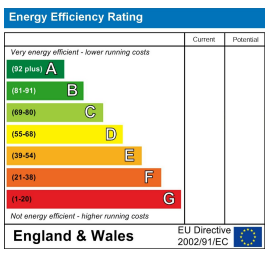
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GROUND FLOOR: 39 m2, FIRST FLOOR: 29 m2
EXCLUDED AREAS: WALLS: 6 m2

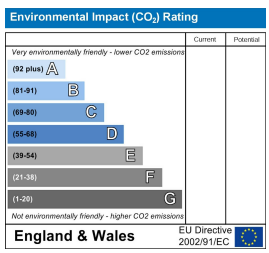
FLOOR PLAN CREATED BY JPM ESTATE AGENTS. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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