



Parkin Court, Ravenfield, Rotherham, South Yorkshire

Price £169,950

An internal inspection is highly recommended to appreciate the high standards of this well presented three bedroom semi detached property. Situated within this sought after location, the home benefits from gas central heating, ground floor w.c., en-suite shower room and a family bathroom, double glazing, living room, large modern kitchen/diner. There is also a generously sized garden to the rear.

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Living Room 20'6" x 11'1"

Tastefully decorated and very spacious, the living room is carpeted. With a French door opening onto the large fully fenced rear garden. There are two radiators and internal French doors leading to the large dining kitchen.

Kitchen / Diner 13'4" x 20'4"

The modern kitchen/diner is fully fitted with base and wall units, cushion flooring, and a central island, integral appliances, stainless steel sink and drainer with mixer tap, electric oven and gas hob with extractor.

Ground Floor W.C. 6'7" x 3'5"

The ground floor w.c. is situated in the hall and comprises of; cushion flooring, radiator, a w.c. and wash basin

Master Bedroom 14'9" x 9'6"

The marvellous rear facing master suite is complete with en suite shower room. Carpeted throughout, and has a double glazed window, and radiator.

En-Suite Shower Room 3'10" x 9'1"

The en-suite shower room is accessed from the master bedroom, has a shower, wash basin, w.c.

Bedroom 10'1" x 14'2"

With a front facing aspect this bedroom is carpeted, has a radiator and a double glazed window.

Bedroom 9'10" x 10'3"

This front facing bedroom is fully carpeted, has a radiator and a double glazed window.

Bathroom 6'7" x 9'4"

The family bathroom has cushion flooring, a bath, wash basin, w.c. and a double glazed window.

External

The property is located on a quiet cul-de-sac. With easy parking to the front. To the rear there is a fully fenced garden with lawn.



| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | 81 | 81 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Wales & N.Ireland Directive 2002/91/EC | | | |
| The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment. | | | |

| Energy Efficiency Rating | | Current | Potential |
|--|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | 82 | 83 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Wales & N.Ireland Directive 2002/91/EC | | | |
| 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 will be. | | | |