



## 130 Scholes Village, Scholes, Rotherham, S61 2RQ

Asking Price £170,000

- NO CHAIN - FREEHOLD
- QUIRKY & INDIVIDUAL LIVING SPACES WITH MANY GREAT FEATURES
- GARDEN TO THE FRONT OF THE PROPERTY - REAR OFFERING THROUGH ACCESS
- CHARMING ONE BEDROOM MID TERRACED COTTAGE
- IRON SPIRAL STAIRCASE FROM THE LOUNGE TO THE BEDROOM
- COUNCIL TAX BAND B - £1,776
- SOUGHT AFTER VILLAGE LOCATION
- BEAUTIFUL VICTORIAN STYLE BATHROOM SUITE

# 130 Scholes Village, Rotherham S61 2RQ

\* NO CHAIN\* A rare opportunity to acquire this delightful one-bedroom mid-terrace cottage in the highly sought-after Scholes Village, surrounded by beautiful countryside walks while enjoying a central village location. Immaculately maintained and tastefully presented throughout, this charming home is ideal for a first-time buyer or those looking to downsize. Full of character, the property features exposed beams throughout, creating a warm and traditional feel. The accommodation briefly comprises a cosy lounge with a feature fireplace and iron spiral staircase to the first floor, a stylish fitted kitchen, an attractive principal bedroom with apex ceiling and rooflight window, and a traditional bathroom suite. Additional benefits include a NEST thermostat, plus a boiler and radiators installed four years ago, with the boiler still under warranty. Outside, the paved front garden provides a pleasant space to sit and enjoy village life, while the rear benefits from access via a shared through route only. Antique pine bedroom furniture may also be included in the sale if desired.



Council Tax Band: B



## **MAIN FRONT ENTRANCE**

Accessed via the front garden, leading to an obscure glazed front entrance door.

## **LOUNGE**

Accessed via a small step down from the front entrance, this welcoming living space features wood effect laminate flooring and solid wood skirting boards, along with original ceiling beams that enhance its character. A feature fireplace currently houses an electric stove but could be adapted for an open fire subject to the necessary checks. Additional benefits include built-in storage, two central heating radiators, wall light points, and a double-glazed window to the front elevation providing a pleasant outlook. A striking black iron spiral staircase rises directly to the bedroom above, while a solid door leads through to the kitchen.

## **KITCHEN**

This well-contained and practical space provides everything required while maintaining an individual and characterful feel. It benefits from varying ceiling heights with recessed lighting, creating a warm and inviting atmosphere. A good range of cream wall, base and drawer units is complemented by wood-effect roll-top work surfaces and tiled splashbacks. A framed recess houses an integrated electric oven, five-ring gas hob, and extractor fan. There is also space for an upright fridge freezer and space and plumbing for a washing machine, along with a cupboard housing the wall-mounted boiler. Further features include a central heating radiator, tiled flooring, a single sink and drainer with mixer tap set beneath a double-glazed window to the rear elevation, and a half obscure glazed rear entrance door.

## **SPIRAL STAIRCASE TO FIRST FLOOR**

### **BEDROOM ONE**

The only bedroom in the property, yet full of individuality and character, this inviting space is framed by an iron balustrade leading up from the spiral staircase. It features a part-apexed ceiling with a Velux roof light, wooden flooring, wall light points, a

double-glazed window to the front elevation, and a central heating radiator. The room is ideally suited to Antique Pine bedroom furniture, which may be included in the sale, comprising a 1½ wardrobe, tall chest of drawers, additional chest of drawers, bedside table, and Antique Pine bed stand. A small step leads through to the bathroom.

### **BATHROOM**

The traditional bathroom is fitted with a distinctive BC Sanitan Victorian Blue Floral suite, comprising a pedestal wash basin and WC with cistern and chain pull, showcasing intricate hand-decorated ceramic detailing. The room also includes a wood-panelled bath with a concealed shower and controls, complemented by a glazed side screen. Further features include fully tiled walls and flooring, recessed ceiling spotlights, an obscure double-glazed window to the rear with glass folding privacy blind to one side, an extractor fan, and a Victorian-style heated towel rail.

### **FRONT GARDEN**

The garden to this charming property is positioned at the front and features natural stone borders to the sides and frontage, with one side enhanced by decorative iron fence toppers and an open gateway providing access. The area is fully block paved, creating an attractive and low-maintenance seating space with room for baskets and planters, and enjoys a pleasant outlook ideal for relaxing and watching village life pass by.

### **DISCLAIMER**

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





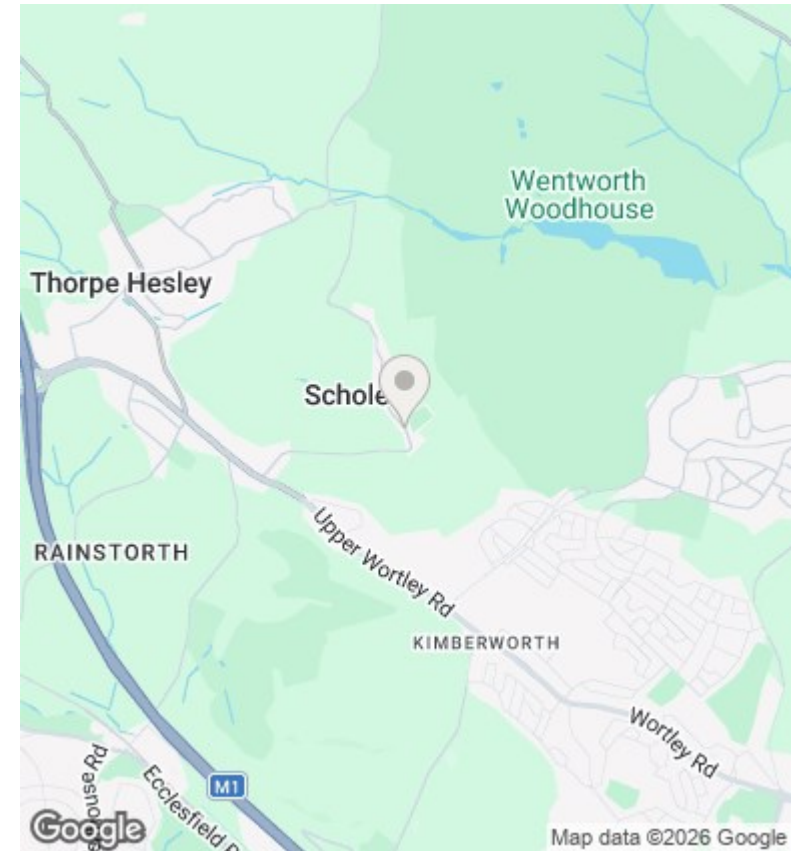
## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 