

70 Highgate Lane, Goldthorpe, Rotherham S63 9BH

GUIDE PRICE: £15,000-£20,000

VACANT HOUSE

- **Two bedroom inner terrace**
- **In need of complete modernisation**
- **Possible grant assistance available**
- **Potential for car parking to the rear (STC)**
- **Of interest to builders and developers**

Ground Floor

Reception Hall
Sitting Room 4.35m x 2.01m
Dining Kitchen 4.21m x 3.80m
Cellar Head

Basement

Cellar

First Floor

Landing
Front Bedroom One 3.91m x 3.70m
Rear Bedroom Two 4.16m x 1.94m
with closet
Bathroom /WC 2.85m x 1.84m with
airing cupboard

Outside

Forecourt
Rear yard with separate access road
giving potential for vehicular parking
(STC)

EPC Rating F

The full Energy Performance
Certificate is available via our
website

Grant Assistance

Barnsley Council
has indicated
the possibility of
Empty Homes
Grant in relation
to this property.
Further enquiries
should be made to
John Carrington at
barnsley.gov.uk

CONVEYANCING

Mr P Edwards,
Owston Hall Hotel,
Owston, Doncaster
DN6 9JF

VIEWING Tuesdays 8, 15 & 22
October at 10.45am prompt.
Thursdays 10, 17 & 24 October at
10.45am prompt.

