



- Attractive stone built double fronted cottage
- Stands in approximately 592sqm with possible building plot (STP)
- Sought after location in Scholes Village
- Close to cricket pitch & open countryside
- Easy access to the motorway network & a number of regional centres
- Attractively modernised combination ready for immediate occupation

Ground Floor

Lounge 5.65m x 3.60m
 Dining Room 5.71m x 3.73m
 Kitchen 4.60m x 1.66m

First Floor

Landing
 Bathroom 3.07m x 1.49m
 Bedroom One 3.71m x 2.01m
 Bedroom Two 3.73m x 2.59m
 Bedroom Three 2.73m x 2.54m



Outside

The property occupies a large plot of approximately 592 sqm directly adjoining open country side.

Planning

There are a number of infill developed plots within the village of Scholes suggesting that the potential is offered in this case. Interested parties are advised to make their own enquiries with Rotherham MBC planning department

EPC Rating D

A full copy of the EPC will be available to view via our website

JOINT AUCTIONEERS

Lincoln Ralph, London House, Clifford Lister Business Centre, Wickersley, Rotherham S66 2BL



VIEWING

Viewing by appointment with the Joint Auctioneers, Lincoln Ralph 01709 278978

SOLICITORS

Oxley & Coward Solicitors LLP, 34-46 Moorgate Street, Rotherham S60 2HB

