



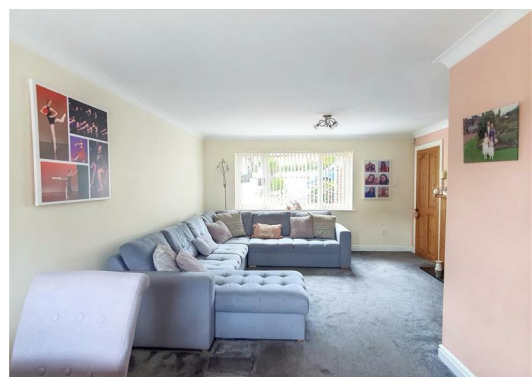
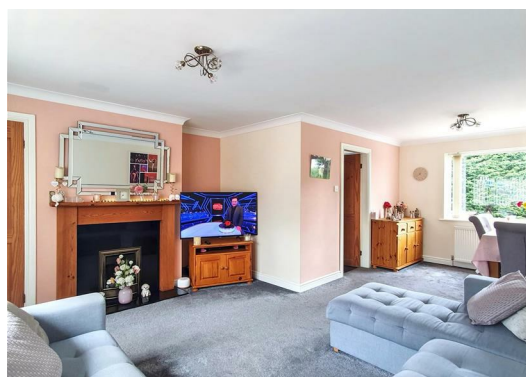
12 Gleneagles Rise, Mexborough, S64 8TP Offers in excess of £200,000

Situated in a popular residential location, this well-proportioned three-bedroom detached home offers spacious accommodation ideal for families and first-time buyers alike. Featuring a generous open-plan living and dining room, fitted kitchen, downstairs WC and three good-sized bedrooms, the property also benefits from a private rear garden and off-road parking. Conveniently positioned close to local amenities, schools and transport links, this attractive home provides comfortable living in a sought-after setting.

The ground floor comprises a welcoming entrance hallway, a useful downstairs cloakroom/WC, a fitted kitchen and an impressive dual-aspect living/dining room extending over 21ft, providing ample space for both relaxation and entertaining.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom, together with a family bathroom fitted with a three-piece suite.

Externally, the property enjoys enclosed gardens and driveway parking, making it an excellent choice for growing families.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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