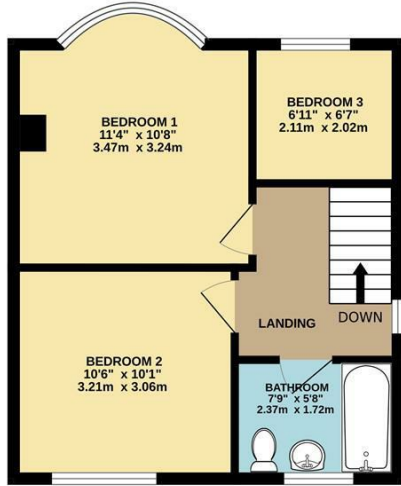


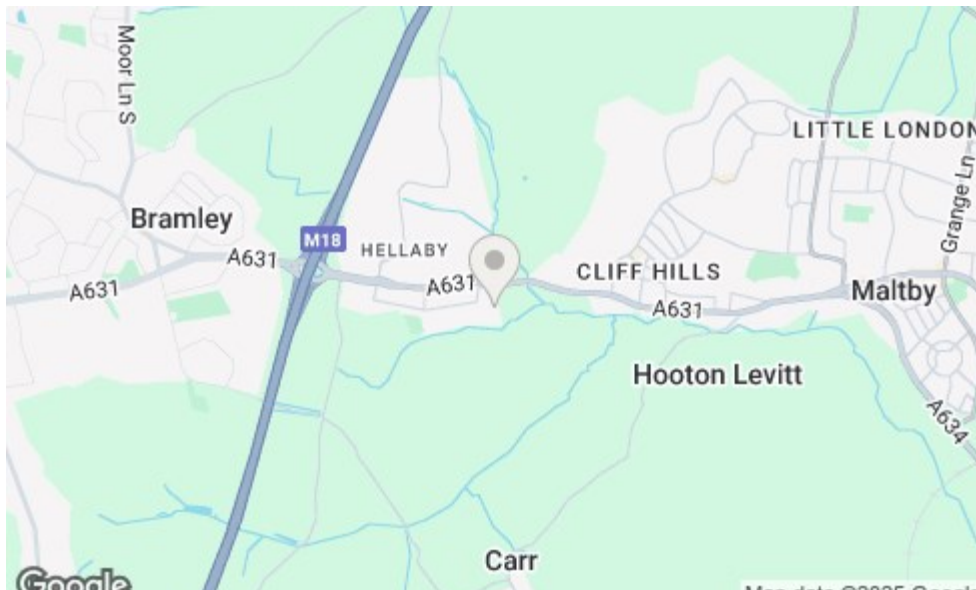
GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



15, Kevin Grove, Hellaby, S66 8HF

Asking Price £175,000

15 Kevin Grove, Hellaby, S66 8HF

Description
Situating in the highly sought-after neighbourhood in Hellaby, this well-proportioned three-bedroom semi-detached home offers a fantastic opportunity for families, first-time buyers, and those looking to maximize a property's potential. With an impressive living space, this home provides the perfect balance of comfort, flexibility, and scope for future enhancement.
The property itself boasts a generous open-plan ground floor layout, designed to create a bright and sociable living space that seamlessly blends relaxation and entertaining. The well-sized lounge and dining area offer plenty of natural light, while the adjoining kitchen provides ample storage and functionality.
Upstairs, three well-proportioned bedrooms ensure comfortable living for a growing family, alongside a well-appointed bathroom. The layout of the home allows for easy customisation, whether you're looking to modernize or personalize the space to suit your style.
One of the standout features of this home is its large rear garden, offering plenty of room for outdoor activities, gardening, or even the potential for an extension (subject to planning permission). The property also benefits from a garage and additional outbuildings, providing ample storage and versatility. Whether you envision a home office, workshop, gym, or creative studio, these spaces offer fantastic potential to be transformed to fit your needs.
The rear utility area further enhances the home's practicality, with the possibility of conversion into an additional living space or a dedicated workspace—perfect for those working from home or in need of extra functionality.
Offered with no onward chain, this property is ready for its next owners to move in and make it their own. Whether you're searching for a home to settle into or an investment with room to add value, this property presents an exciting opportunity.
Hellaby is a charming and well-connected area, known for its welcoming community and convenient access to local amenities. Residents benefit from excellent transport links, including easy access to the M18 and A1, making it an ideal choice for commuters. The nearby market town of Rotherham offers a range of shopping, dining, and leisure options, while local schools, parks, and green spaces make it an attractive area for families.
Viewing is highly recommended to fully appreciate the space, location, and potential this home has to offer. Don't miss your chance to secure a fantastic property in the heart of Hellaby—schedule your viewing today!

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****
****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

- Sought-after Hellaby location with excellent transport links and local amenities
- Spacious layout with an open-plan ground floor for flexible living
- Generous rear garden—perfect for outdoor activities, entertaining, or future extensions
- Garage, outbuildings & rear utility space with potential for conversion into a home office or workshop
- Ideal for families & first-time buyers looking for a home with scope to add value
- No onward chain—move in quickly and make it your own!

