



3 Malthouse Cottages Kiveton Park Station

3 Malthouse Cottages, West Thorpe Lane, off Manor Road, Kiveton Park Station, Sheffield, S26 6PB

A traditional terraced cottage situated in a spacious plot over three floors in need of some modernisation, currently comprising two double bedrooms, off road parking and garden all is situated in a quiet rural setting.

GUIDE PRICE: **£150,000**

Location:

Malthouse Cottages is located within the sought after village of Kiveton Park Station. The village has a range of amenities within walking distance including a public house and train station and the nearby villages of Kiveton Park and Harthill have primary schools, village shops and doctor surgeries. The market town of Worksop is 7.1 miles away and Rotherham is 10.7 miles away together with the city of Sheffield being 12.5 miles away, have a further range of shopping facilities, supermarkets, restaurants and secondary schools. The property is located in the countryside which provides the opportunity to enjoy fantastic walks, scenery and numerous outdoor activities close by. The train station at Kiveton Park Station is a short distance away, excellent for those who commute by train.

Description:

The sale of the property offers an outstanding opportunity to acquire a traditional terraced cottage situated on the outskirts of Kiveton Park Station and backing onto open countryside. The property is ideally

located for easy access into the nearby market towns and city of Sheffield and equally to the countryside of the Peak District National Park. The property currently has two double bedrooms, a large reception room and a dining kitchen. The property is situated in a spacious plot overlooking the countryside together with off road parking.

Background:

The property has been owned by the current family for approximately 100 years and forms part of a row of stone built terrace cottages.

Directions:

From junction 31 on the M1 motorway, take the A57 towards Worksop. At the first roundabout, take the fourth exit onto Kiveton Lane heading towards Todwick. Continue through Todwick and onto Kiveton Park. At the T junction, turn left onto the B6059 Redhill and follow the road and turn right just after the train station onto Manor Road. Go over the canal bridge and then take the second entrance on the left. Proceed down the lane and the cottage will be directly ahead indicated by our for-sale board.



Accommodation:**On the Ground Floor****Dining Kitchen:****5.25m x 4.36m**

With an entrance door and a window to the front aspect, wooden units, inset sink and drainer, central heating radiator and electric fire. There is plumbing for washing machine, electric cooker connections, an extractor fan and the room houses the gas combi boiler. There is ample room for further storage cupboards and white goods. With a large under stair storage cupboard and stairs leading to the first floor.

First Floor**Sitting Room:****4.06m x 3.55m**

A spacious room having front aspect window, built in storage, electric fireplace and a central heating radiator.

Family Bathroom:

A three piece suite comprising bath with shower over, wash hand basin, WC, window to the rear elevation with extractor fan, central heating radiator, wall-mounted electric fan heater and the airing cupboard. The bathroom has full height tiling to the walls.

Rear Hallway:

With an external entrance door, radiator, a window to the rear and stairs rising to the second floor.

Second floor landing:

With doors into:

Bedroom One:**4.45m x 2.60m**

A double bedroom with a window to the front and a radiator.

Bedroom Two:**3.40m x 2.91m**

A double bedroom with a window to the rear, a storage cupboard and a radiator.

Externally:

There is a right of way through the drive entrance leading onto the property providing off road parking area. There is a lawned garden to the rear property together with a substantial timber built garden shed. There is a pedestrian pathway running around the rear of Malthouses cottages providing access to the rear entrance.

Services:

Mains water, gas electric and waste are connected. The property has gas central heating throughout and UPVC double glazed windows.

Tenure & Possession:

The property will be sold freehold with vacant possession upon completion.

Fixtures and Fittings:

Only those referred to in these particulars are included.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. The property will have a right of way over the access driveway and over the parking area shared by the other Malthouse Cottages for all purposes. No. 3 Malthouse Cottages has a right of way over the pedestrian pathway leading around the side and rear of Malthouse Cottages providing access to the rear on foot only for all purposes.

Local Authority:

Rotherham Borough Council, Riverside House, Main St, Rotherham S60 1AE

Viewing:

Strictly by appointment through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Council Tax Band: A**EPC Rating: D (59)****Solicitor:**

Foys Solicitors, 120 Bridge Street Worksop Nottinghamshire S80 1HU Tel. 01909 500 511

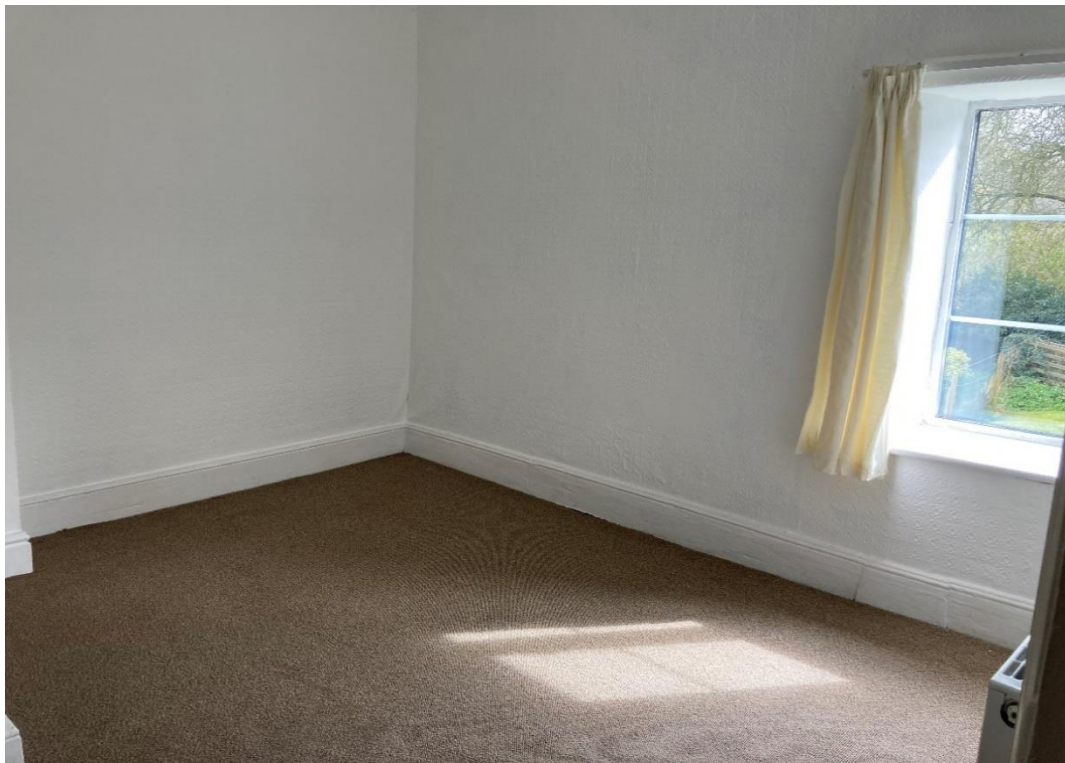
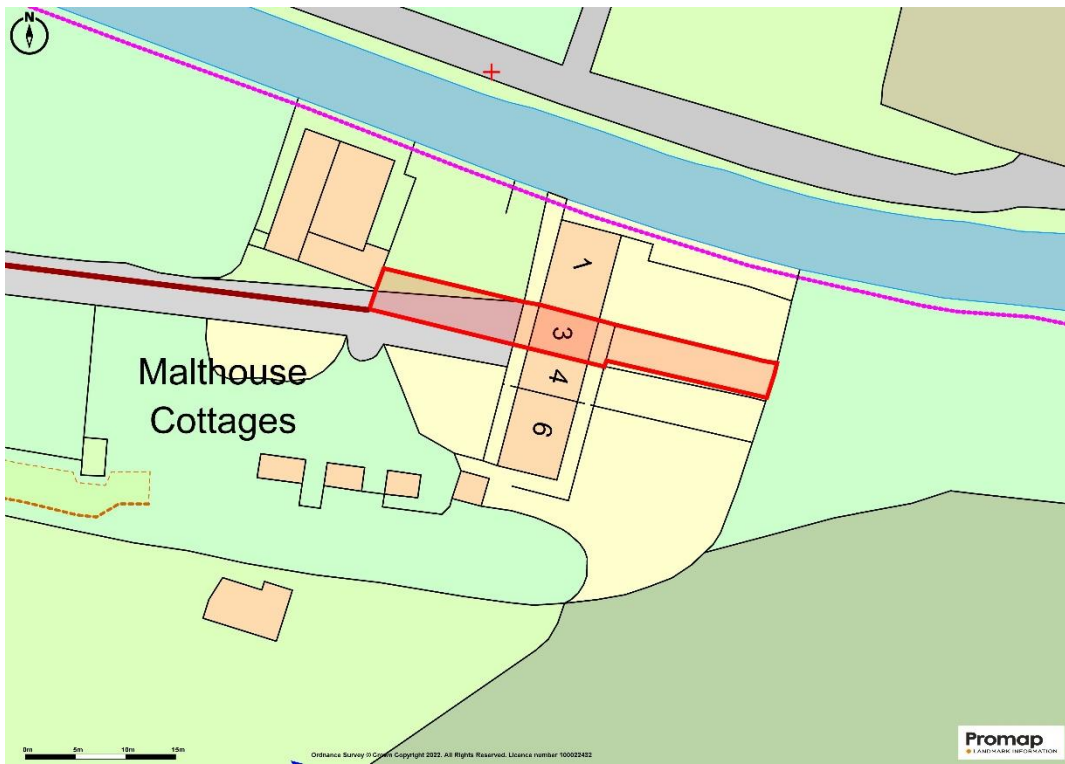
Method of Sale:

The property is for sale by private treaty.

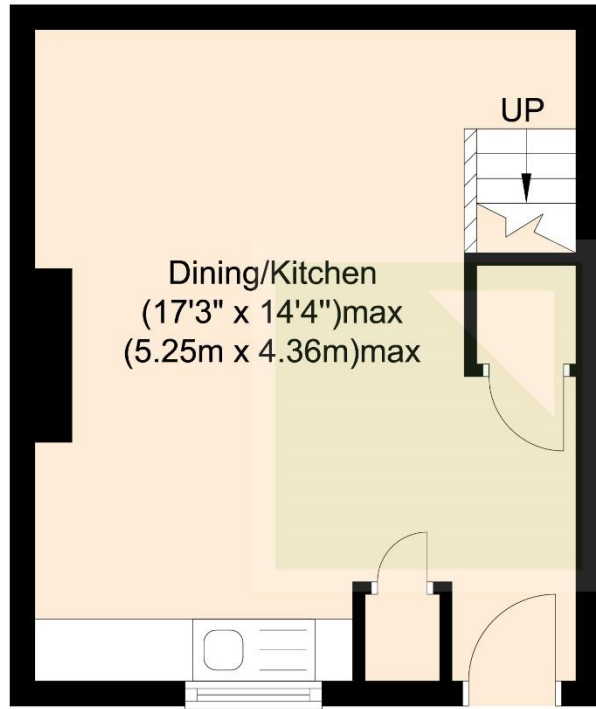
Money Laundering Regulations:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

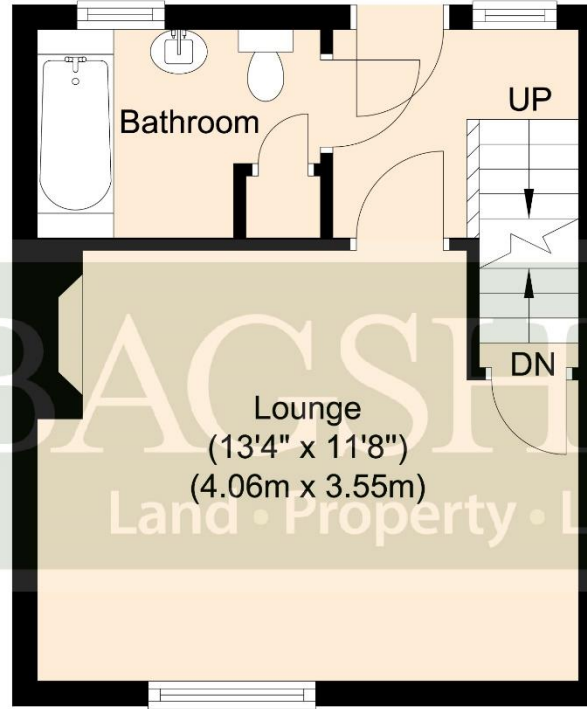




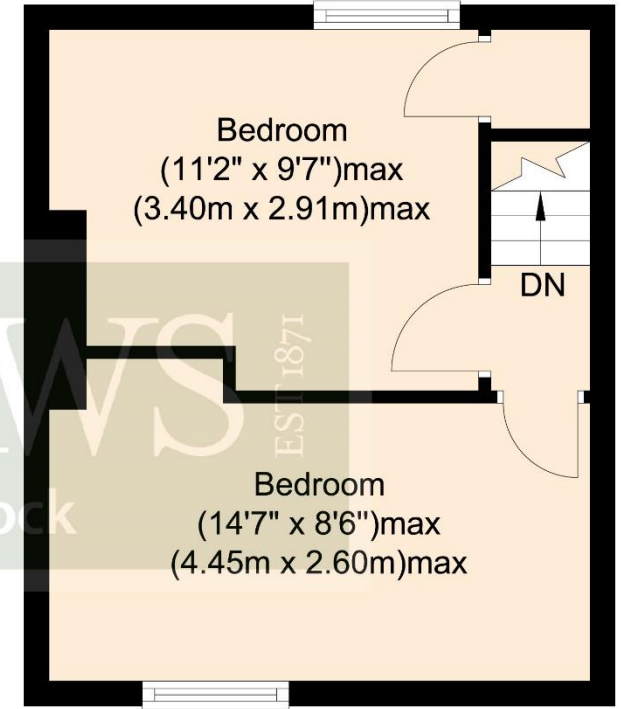
Lower Ground Floor



Ground Floor



First Floor

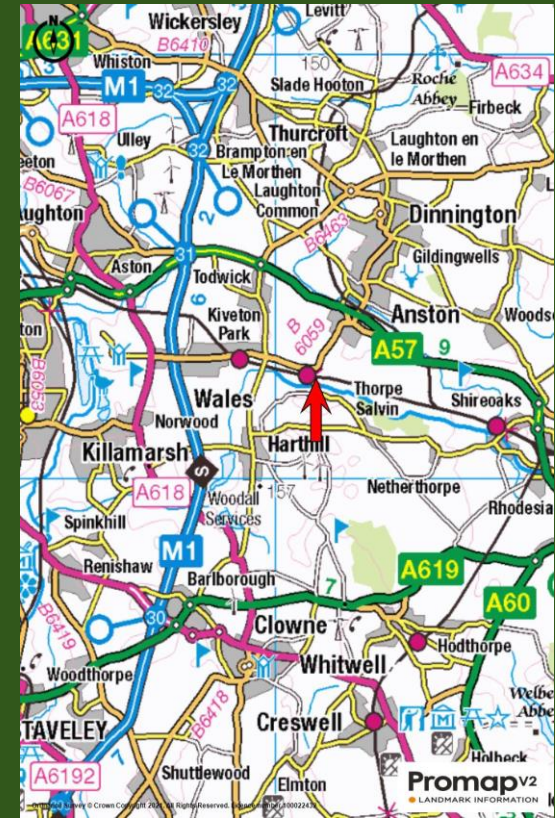


3 Malthouse Cottages, Manor Road, Kiveton Park Station, Sheffield S26 6PB

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First



Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



The Agricultural Business Centre Agricultural Way Bakewell Derbyshire DE45 1AH
 T: 01629 812777 E: bakewell@bagshaws.com
 www.bagshaws.com

Offices in:

Ashbourne	01335 342201	Bakewell	01629 812777
Buxton	01298 27524	Leek	01538 383344
Penkridge	01785 716600	Uttoxeter	01889 562811

