

Kevin Grove, Hellaby Rotherham S66 8HF



welcome to

Kevin Grove, Hellaby Rotherham

Sat on a CORNER PLOT and available with NO CHAIN is this EXTENDED three bedroom semi-detached property, with gardens to the front, side and rear, generous driveway with parking for multiple vehicles and a detached garage. Excellently proximity to the M18 & M1 motorways networks.













Hall

A front facing UPVC double glazed door opens to the hall with a side facing double glazed window, central heated radiator and stairs rising to the first floor.

Kitchen

19' 2" x 5' 10" Max (5.84m x 1.78m Max) A fitted kitchen comprising a range of wall, drawer and base units, contrasting worktops, tiled splashbacks and an inset sink drainer. Has an integrated double electric oven and gas hob. Space is available for a washing machine and fridge freezer. There is an understairs pantry/cupboard, side and rear facing double glazed windows, a central heated radiator and a side facing UPVC double glazed door.

Dining Room

13' 1" x 11' 11" Max (3.99m x 3.63m Max) Being open plan to the lounge through an archway. Has a rear facing double glazed window and a central heated radiator.

Lounge

15' 11" Into Bay Window x 11' 11" Max (4.85m Into Bay Window x 3.63m Max)

A front facing double glazed bay window floods the room with natural light. Has a fireplace and a central heated radiator.

Landing

Having a side facing double glazed window and loft access.

Bedroom One

13' x 9' 10" To Front Of Wardrobes (3.96m x 3.00m To Front Of Wardrobes) Having fitted wardrobes, a front facing double glazed window and a central heated radiator.

Bedroom Two

13' 1" x 9' 9" To Front Of Wardrobes (3.99m x 2.97m To Front Of Wardrobes) Having fitted wardrobes, rear facing double glazed window and a central heated radiator.

Bedroom Three

8' 2" x 6' 4" ($2.49m\ x\ 1.93m$) Having a front facing double glazed window and a central heated radiator.

Bathroom

A four piece suite comprising a wash hand basin on vanity unit, low flush W.C, bath and corner shower cubicle. Has tiling to the walls, a central heated chrome towel rail and a double glazed windows to the side and rear.

Garage

A detached garage with power, lighting and an up/over door.

Outside

Sat on a corner plot the property benefits from gardens to the front, side and rear and a gated driveway with parking for multiple vehicles.

There is a perimeter hedgerow to the front and side, lawns, patio areas, various flower beds and shrubbery. To the rear is a brick built outbuilding.





welcome to

Kevin Grove, Hellaby Rotherham

- NO CHAIN!!
- Extended Three Bedroom Semi-Detached
- **Corner Plot**
- Generous Driveway & Detached Garage
- **Two Reception Rooms** •

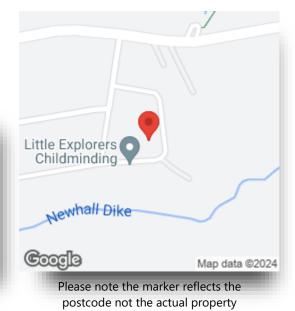
Tenure: Freehold EPC Rating: E

£200,000









view this property online williamhbrown.co.uk/Property/MBY105868



Property Ref: MBY105868 - 0002 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



R

01709 812301

maltby@williamhbrown.co.uk

54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA



williamhbrown.co.uk