







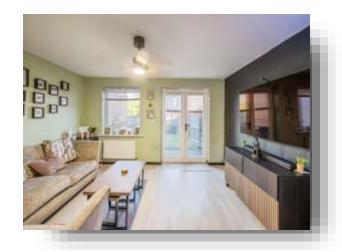


welcome to

Thomas Hill Grove, Kilnhurst Mexborough

HAPPINESS IS HOMEMADE! Beautifully presented 3-bed semi in sought-after residential estate. Features include d/stairs W.C., front & rear gardens, driveway & garage. Ideal for families - close proximity to schools, shops & transport links. A perfect blend of comfort, style & location! CALL NOW!

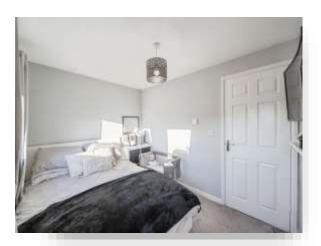












Entrance Hall

Having a door to the front & a central heating radiator.

Lounge

10' 10" x 13' 7" (3.30m x 4.14m)

Having patio doors, a window to the rear and a central heating radiator.

Kitchen

16' 2" x 10' 2" (4.93m x 3.10m)

A contemporary kitchen fitted with a range of wall & base units with co-ordinating work surfaces housing the sink & drainer unit and the appliances such as electric oven with electric hob and cooker hood above and the washing machine. There is also a window the side and a central heating radiator.

Landing

Having access to the loft and a central heating radiator.

Bedroom One

8' 2" x 10' 6" (2.49m x 3.20m)

Having fitted wardrobes providing hanging & storage space, a window to the front and a central heating radiator.

Bedroom Two

7' 2" x 12' 7" (2.18m x 3.84m)

Having a window to the rear and a central heating radiator.

Bedroom Three

6' 1" x 9' 1" (1.85m x 2.77m)

Having a window to the front and a central heating radiator.

Family Bathroom

Fitted with a bath with shower over, a wash hand basin and a W.C, There is also a central heating radiator and a window to the side.

Outside

To the front of the property is a lawned garden

alongside a driveway offering convenient off street parking. The area is also equipped with both hot and cold water taps, ideal for car / dog washing or garden maintenance etc.

Rear Garden & Patio

To the rear lies a further lawned garden complemented by a spacious patio area, perfect for outdoor dining or relaxation. The garden also benefits from power and lighting, making it a versatile space for evening entertaining or practical use.

Garage

Having power & light and an up & over door.





welcome to

Thomas Hill Grove, Kilnhurst Mexborough

- 3 bedroom semi-detached family home. Council Tax B. EPC B
- Sought after residential estate excellently placed for local amenities, schools, shops & transport links
- Beautifully presented throughout
- Downstairs W.C.
- Gardens to the front & rear. Front with hot and cold water taps.
 Power & lighting to the rear

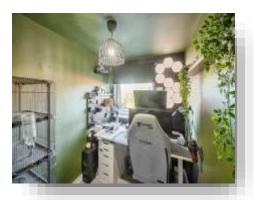
Tenure: Freehold EPC Rating: B

Council Tax Band: B

£190,000







Mitchell Croft

Baker Cl

Map data ©2025

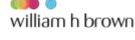
Please note the marker reflects the

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118897



Property Ref: MXB118897 - 0004 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.





01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW



williamhbrown.co.uk

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.