









welcome to

Bradgate Lane, Kimberworth Rotherham

.£145,000 - FIRST STEP ON THE LADDER - Offered to market is this two bedroom semi detached property making the ideal purchase for the FTB/small family buyer. Being well placed to local amenities & transport links and boasting a good sized enclosed rear garden...VIEW NOW!













Lounge

12' 1" x 13' 4" into chimney breast recess (3.68m x 4.06m into chimney breast recess)

Having a front facing double glazed bay window and a central heating radiator.

Kitchen / Diner

13' 9" x 9' 7" (4.19m x 2.92m)

Fitted with wall and base units housing the integrated hob & the oven with worktops housing the sink & drainer. There is also space and plumbing for a fridge/freezer and a washing machine. Having a rear facing double glazed window and door, a central heating radiator and a built in storage cupboard.

Rear Porch

Having a side facing double glazed door.

Bedroom One

13' 9" into chimney breast recess x 12' 1" (4.19m into chimney breast recess x 3.68m) Having a front facing double glazed window and a central heating radiator.

Bedroom Two

7' 7" to maximum point x 12' 6" to maximum point (2.31m to maximum point x 3.81m to maximum point) Having a rear facing double glazed window and providing entry to the loft.

Bathroom

Being fully tiled and fitted with a bath, a hand wash basin and a W.C. Having a rear facing double glazed window and a heated towel rail.

Outside

To the rear is an enclosed lawned garden with a patio area & two outbuildings.





welcome to

Bradgate Lane, Kimberworth Rotherham

- Two bedroom semi detached property
- Ideal purchase for the FTB/small family buyer
- Well placed to local amenities & transport links
- Good sized rear garden
- CALL TO VIEW!!!

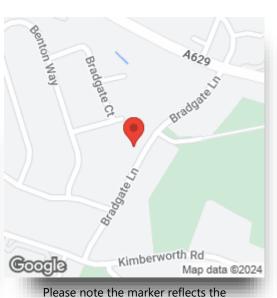
Tenure: Freehold EPC Rating: D

£145,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF114817



Property Ref: RTF114817 - 0003 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 quidance 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.







rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



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.