



Bradgate Road, Kimberworth Rotherham S61 1LD

welcome to

Bradgate Road, Kimberworth Rotherham

£160,000-£170,000 - FIRST STEP ON THE LADDER - Offered to market is this three bedroom semi detached property is offered to market making the perfect purchase for the FTB/Growing family. Well placed for schools & transport links & boasting OFF ROAD PARKING and rear patio...CALL NOW TO VIEW!!!



Lounge

Having a front facing double glazed window & door & a radiator.

Kitchen

Fitted with wall and base units with worktops housing the sink & drainer. Having a side facing double glazed window along with a rear facing double glazed window & door.

Landing

Having a side facing double glazed window.

Bedroom One

Having a front facing double glazed window & a radiator.

Bedroom Two

Having a rear facing double glazed window & a radiator.

Bedroom Three

Having a rear facing double glazed window & a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window & a heated towel rail.

Outside

To the front of the property is a driveway & a pebbled area.

To the rear is a low maintenance patio & a garage providing off road parking.



view this property online williamhbrown.co.uk/Property/RTF116903



welcome to

Bradgate Road, Kimberworth Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout
- Close to schools, local amenities & transport links
- Drive & garage providing off road parking
- Rear patio

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116903



Property Ref:
RTF116903 - 0005

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



01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk