



18 Mitchell Croft, Kilnhurst, S64 5WD

Asking Price £220,000

Occupying this large corner plot in a secluded position is this impressive Three bedroom detached property. Enjoying much improved gardens to the rear, having been landscaped with patio areas, the property enjoys modern standards throughout and parking for a number of vehicles. Situated at the head of the cul de sac, offering an enviable position an early viewing is essential to appreciate the standards on offer.

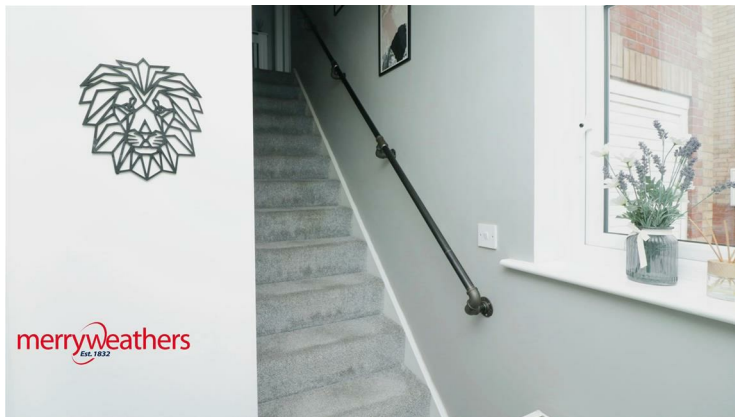
Merryweathers

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Kilnhurst

Kilnhurst is a village in South Yorkshire, England, on the banks of the River Don and the Sheffield and South Yorkshire Navigation. It grew up around the coal mining, ceramics, glass, brick-making and locomotive industries; none of these industries remain in the village.

Entrance Hallway



With a front facing entrance door, side facing glazed window, central heating radiator and stairs rising to the first floor accommodation.

Lounge 15'3" x 10'3" (4.66 x 3.14)



Lovely reception room with front facing upvc window and central heating radiator.

Dining Kitchen 13'7" x 7'10" (4.15 x 2.39)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with cooking facilities to include a four ring gas hob, with electric oven below and extractor hood above. Hosting space and plumbing for an automatic washing machine, central heating radiator and rear facing upvc french doors entering the landscaped enclosed garden.

Downstairs WC



With a pedestal hand wash basin and low flush WC and central heating radiator.

Principal Bedroom 12'11" x 9'1" (3.94 x 2.79)



With a front facing upvc window, central heating radiator and access to the en suite facility.

En Suite 3'7" x 9'1" (1.10 x 2.79)



Hosting a three piece suite comprising of a shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom Two 13'7" x 11'5" (4.15 x 3.48)



With a front facing upvc window and central heating radiator.

Bedroom Three 6'10" x 11'8" (2.10 x 3.57)



With rear facing upvc window and central heating radiator.

Bathroom 6'1" x 6'4" (1.86 x 1.95)



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

To the front of the property is a double driveway, with additional parking space in front of the single garage. To the rear is a vastly improved garden, benefiting from landscaped laid to lawn gardens with sleeper borders and attractive bar area on a patio base. There is also a garden shed to the side of the property, which also benefits from being fully alarmed and CCTV.

Garage

The single integral garage, hosts power, lighting and a rear courtesy door.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central Hive heating system with two zones (one upstairs, and one downstairs)

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority

website to gain more information on if this property is
a f f e c t e d b y c o a l m i n i n g .

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a
conveyancing solicitor.

Floor Plan

Ground Floor



First Floor



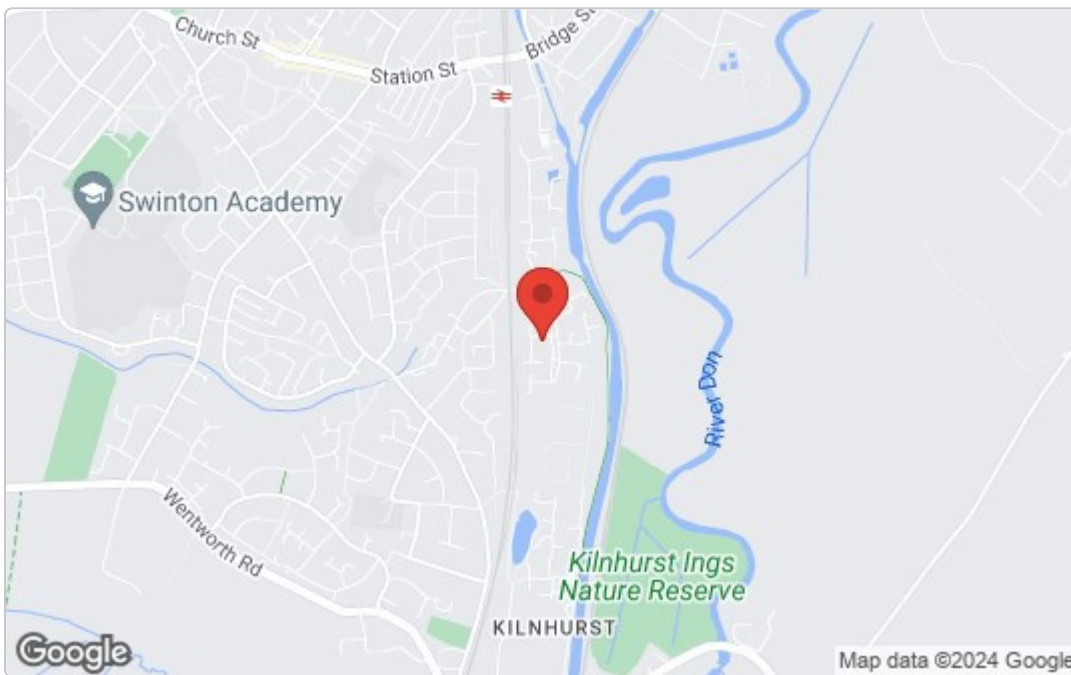
Ground Floor

Room	Metres	Feet & Inches
Kitchen/Dining	4.15 x 2.39	13'7" x 7'10"
Lounge	4.66 x 3.14	15'3" x 10'3"
WC	1.68 x 0.90	5'6" x 2'11"

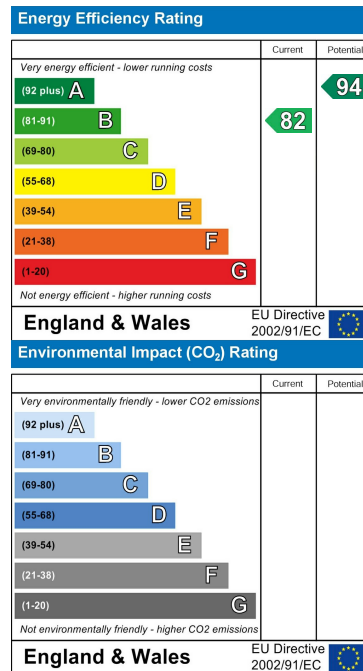
First Floor

Room	Metres	Feet & Inches
Bedroom 1	3.94 x 2.79	12'11" x 9'1"
En-suite	1.10 x 2.79	3'7" x 9'1"
Bedroom 2	4.15 x 3.48	13'7" x 11'5"
Bedroom 3	3.57 x 2.10	11'5" x 6'10"
Bathroom	1.86 x 1.95	6'1" x 6'4"

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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