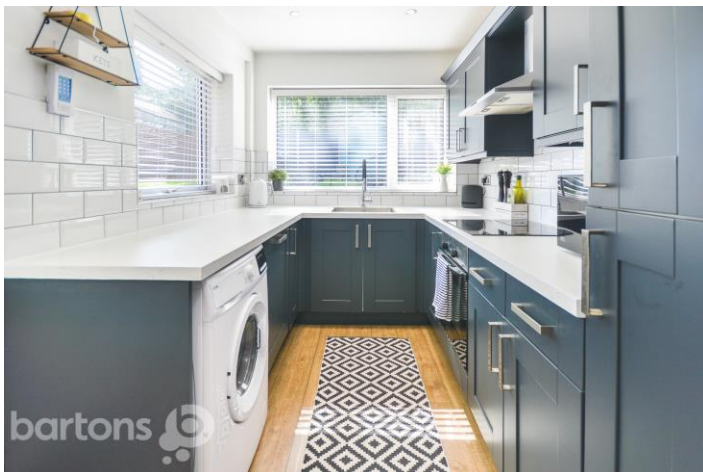




West View Road, Kimberworth Rotherham S61 2HF

Guide Price £180,000 to £190,000



- **Spacious, Two Double Bedroom Semi-Detached Home**
- **Bay Window Lounge / Far Reaching Front Views**
- **Four Piece Suite Modern Bathroom**
- **Easy Access to M1 & Sheffield Links**
- **Open Plan, Extended Kitchen/Diner with Integral Appliances**
- **Beautifully Appointed Throughout to a High Standard**
- **Off Road Parking / Rear Landscaped Lawn Garden & Patio**
- **Leasehold (235 years) / Council Tax Band B**

Guide Price: £170,000 to £180,000. This Attractive Two Double Bedroom Semi-Detached Home offers spacious accommodation throughout and is appointed with high specification fixtures and fittings. Being within walking distance to shops and schools, with easy access to the M1 and Sheffield links.

The property in brief comprises; Entrance Hall * Bay Window Lounge * Open Plan, Extended Kitchen Diner with Integral Cooking Appliances * Two Double Bedrooms * Four Piece Suite Bathroom * Landscaped Rear Lawn Garden & Decked Patio * Off Road Parking.

Entrance Hall

Entry through a composite door into the hall with stairs rising up to the first floor and door to;

Lounge 18' 0" x 12' 3" (5.48m x 3.73m)

Front facing reception room having a double glazed bay window with fitted blinds, offering extensive views and allowing much natural light. There is a feature wooden paneled wall, hidden electrical points for a wall mounted TV and a door giving access to;

Dining Room 15' 6" x 7' 9" (4.72m x 2.36m)

Open plan reception room with an understairs storage cupboard. Window including blinds overlooking the rear garden and open plan to;

Kitchen 10' 9" x 7' 1" (3.27m x 2.16m)

Appointed with a range of modern wall and base units with complementary work surfaces over which incorporates an inset stainless steel sink. Integral appliances to include; electric cooker and hob with extractor hood above and a dishwasher. Space for freestanding appliances. There is two double glazed windows, both with fitted blinds and a uPCV and opaque double glazed door giving rear garden access.

First Floor Landing

Bedroom One 14' 1" x 11' 0" (4.29m x 3.35m)

A much larger than average master bedroom having two front facing double glazed windows with excellent views over Sheffield through fitted blinds.

Bedroom Two 11' 9" x 8' 3" (3.58m x 2.51m)

Second double bedroom with rear facing double glazed window with fitted blinds.

Bathroom 7' 9" x 7' 4" (2.36m x 2.23m)

Appointed with a modern four piece suite comprising of bath, corner shower enclosure, wash basin and WC. Rear and side facing double glazed opaque windows, chrome towel radiator and tiling to the walls and floor.



Exterior and Gardens

To the front of the property is low maintenance with a long driveway which leads beside the property, through double wrought iron gates to the rear.

The rear garden has been landscaped, split into sections with a large decked patio seating area and a lawn garden which includes a shed, is fully enclosed and backing onto woodland giving an excellent degree of privacy.

Additional Information:

The property is Leasehold, with a remaining term of 235 years. Ground Rent charges of £10 per annum.

Combi Boiler Gas Central Heating System fitted three years ago and is still under warranty with full service history. Smartphone control eco thermostat.

All new windows and doors fitted three years ago.



GROUND FLOOR

1ST FLOOR



Awaiting EPC

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, fixtures and appliances shown are not intended and not guaranteed as to their quantity or efficiency can be given. Made with Metrage 10/2021



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If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

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We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that, if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.



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