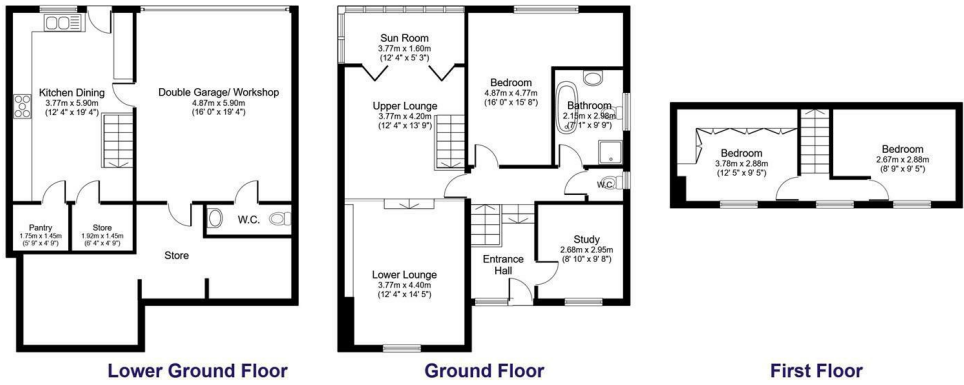


Floor Plan

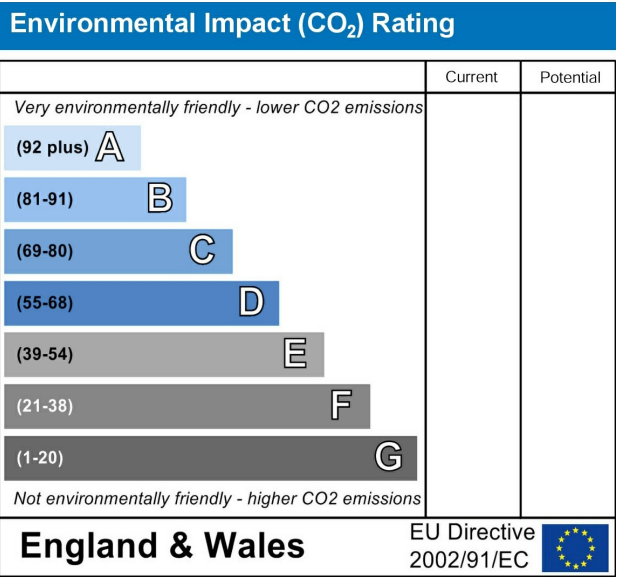
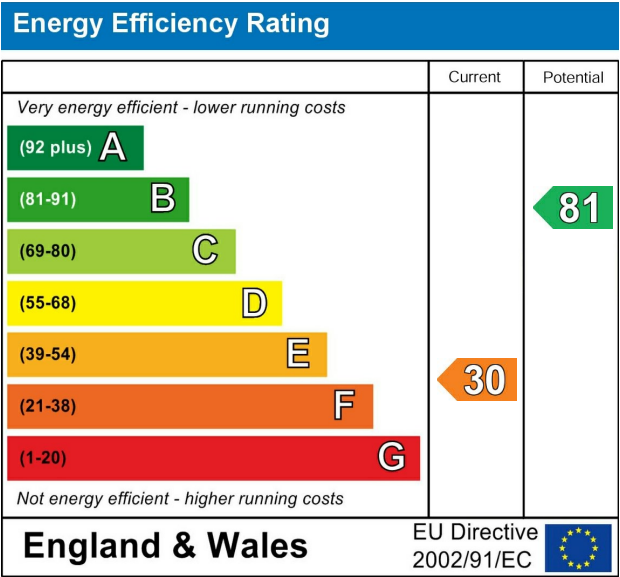
287 Kimberworth Road, ROTHERHAM, S61 1HF
Total floor area 136.9 sq.m. (1,474 sq.ft.) approx (Excluding Double Garage and adjoining Rooms)



Floor plans are for identification purposes only.
All measurements are approximate.

Created using Vision Publisher™

Energy Efficiency Graph



Area Map



merryweathers
Est. 1832



287 Kimberworth Road, Kimberworth,
Rotherham, S61 1HF
Auction Guide £250,000

Key Points

- FOR SALE BY MODERN METHOD OF AUCTION
- RESERVATION FEES APPLY
- VIEW BID BUY
- NO UPWARD CHAIN
- LARGE DOUBLE GARAGE WITH ADDITIONAL PARKING FOR MULTIPLE VEHICLES
- INDIVIDUAL SPLIT-LEVEL FOUR BEDROOM DETACHED FAMILY HOME
- EXTENSIVE LAWNED GARDENS TO REAR ADJOINING BRADGATE PARK
- LARGE AND VERSATILE ACCOMMODATION

****MODERN METHOD OF AUCTION START BID £250,000****

An individually designed split-level FOUR BEDROOM DETACHED FAMILY HOME which occupies an extensive plot and offered for sale with NO UPWARD CHAIN.

The property offers versatile and extensive accommodation which will only become apparent at the time of inspection and is complimented by an extremely large rear garden directly adjoining Bradgate Park.

About This Property

RECEPTION HALL

With uPVC door and glazed side panel, radiator and laminate floor

BEDROOM 4/OFFICE/STUDY

With front facing uPVC window and radiator

REAR BEDROOM

With radiator and arch through to the Dressing area with fitted wardrobes, skirting radiator and rear facing uPVC window

BATHROOM

With claw foot bath, vanity wash hand basin, W.C. bidet and corner shower cubicle. heated towel rail, tiling to the walls and floor. uPVC opaque window

SEPARATE W.C.

With W.C. and vanity wash hand basin, uPVC opaque window

SPLIT-LEVEL LOUNGE/DINING ROOM

With feature stone chimney breast to the Lounge area with open grate and parquet flooring. Front facing uPVC window with radiator beneath. Panelled ceiling. Steps rise to the Dining area with gas wall heater, panelled ceiling and uPVC door opening into the Sun Lounge. An open tread staircase descends to the Kitchen

SUN LOUNGE

With uPVC windows enjoying far-reaching views over Bradgate Park and beyond

KITCHEN

Having an extensive range of Oak faced base and wall units with inset double bowl stainless steel sink set beneath the rear facing uPVC window with uPVC door to one side. Integrated 5 ring gas hob with extractor hood and electric double oven. 'Vulcan' gas boiler. Walk-in Pantry and additional Storeroom

FIRST FLOOR LANDING

With front facing uPVC window

BEDROOM

With fitted wardrobes and bedside cabinets to two walls, radiator and uPVC window

BEDROOM

With built-in mirrored wardrobes, radiator and uPVC window

OUTSIDE

A concreted drive leads past the front garden to the large rear concreted parking/turning area giving access to the Garage

DOUBLE GARAGE

MATERIAL INFORMATION

Council Tax Band: D

Tenure : Freehold

Property Type Detached house

Construction type Brick

Heating Type Gas central heating

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 Drive & Garage

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 affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

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

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

