



207 Kilnhurst Road, Rawmarsh, Rotherham, S62 5JE

£110,000

SOLD WITH A TENANT IN SITU. CURRENTLY PAYING £725.00 PER CALENDAR MONTH

THREE BEDROOM SEMI DETACHED HOUSE occupying a larger than average plot. The property offers GAS CENTRAL HEATING FROM COMBI BOILER, uPVC DOUBLE GLAZING AND OFF-ROAD PARKING. The property is centrally located for travelling to Rotherham, Barnsley & Doncaster and is within 5 minutes drive of the Retail World shopping complex.

ENTRANCE PORCH

With uPVC entrance door and inner timber door to the Hall

HALL

With radiator and small under stairs cupboard

LOUNGE 13'2" x 11'2" (4.03 x 3.41)



With uPVC window, radiator, laminate flooring and period style fireplace surround.

DINING KITCHEN 18'11" x 13'11" (5.78 x 4.25)



Having a range of fitted base and wall units with contrasting work surfaces and inset polycarbonate sink set beneath the rear facing uPVC window. Integrated gas hob with oven beneath. Space and plumbing for washing machine. Front facing uPVC window, two radiators, side facing uPVC entrance door. Cupboard housing the 'Worcester' gas central heating boiler.

LANDING

With uPVC window and linen cupboard

BEDROOM ONE 10'10" x 9'4" (3.31 x 2.87)



With uPVC window, radiator and built-in cupboard

BEDROOM TWO 11'9" x 11'8" (3.6 x 3.57)



With radiator, uPVC window and built-in cupboard

BEDROOM THREE 8'6" x 8'2" (2.61 x 2.51)



With front facing uPVC window and radiator

BATHROOM



Comprising a panelled bath, pedestal wash hand basin, W.C. and shower cubicle. Two uPVC windows and radiator

OUTSIDE



The property occupies a larger than average plot with gardens to three sides and ample off-road car parking

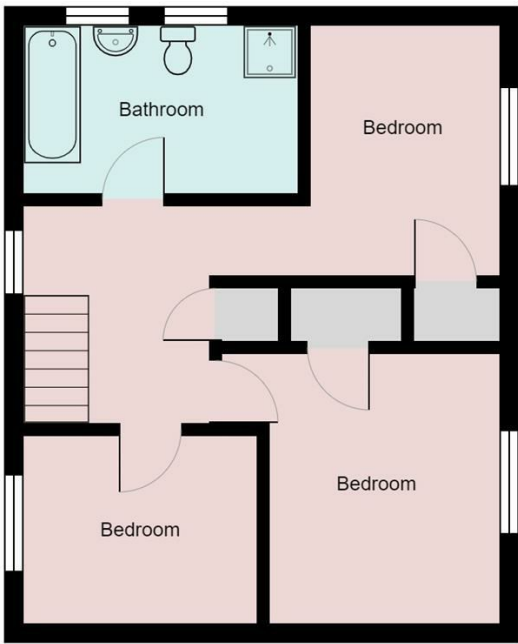
MATERIAL INFORMATION

Council Tax Band 'A'

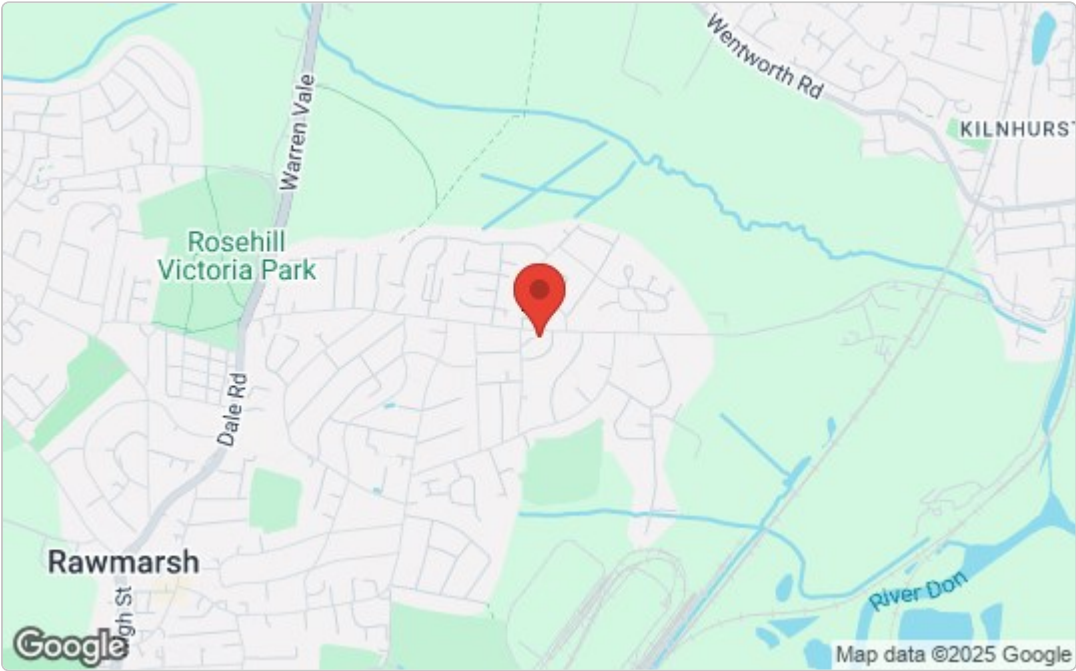
Tenure: Freehold

EPC Rating D

Floor Plan



Area Map



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Energy Efficiency Graph

