









Hill Top Lane, Kimberworth, Rotherham, S61 2EH

£260,000

\*\*\* NO UPWARD CHAIN \*\*\*

The maxim 'no expense has been spared' certainly applies to this EXTENDED THREE BEDROOM SEMI DETACHED HOUSE which has undergone an comprehensive course of upgrading and modernisation which will only become apparent at the time of inspection. The present occupiers have created a truly unique and versatile family home which incorporates many features including an extended bespoke Kitchen with Quartz worksurfaces and electric blinds, ground floor Shower/Cloakroom, re-fitted central heating system with contemporary radiators and multi-fuel stove. The property stands in manicured gardens, the rear incorporating a Pergola.

ACCOMMODATION: PORCH, INNER HALL, THROUGH LOUNGE, EXTENDED KITCHEN, UTILITY ROOM, SHOWER/CLOAKROOM, THREE BEDROOMS, FAMILY BATHROOM. STORE/GARAGE

#### **ENTRANCE PORCH**

With composite door and inner door into the Hall

#### FRONT ENTRANCE HALL

With cloaks cupboard and staircase

## LOUNGE 21'5" x 13'3" (6.55 x 4.05)







With wood burning stove, front facing window and additional double doors doors opening into the rear garden

## **EXTENDED KITCHEN 18'0" x 12'2" (5.51 x 3.73)**







Re-fitted with an extensive range of bespoke units and central island with Quartz work surfaces incorporating a 'Quooker' tap and integrated electric hob and extractor hood with oven and microwave to one side. Built-in fridge/freezer and dishwasher. 'Karndean' flooring, two rear facing windows (with electric blinds) and double doors into the rear garden.

#### UTILITY ROOM 9'1" x 4'5" (2.78 x 1.37)



With base and wall units and granite work surfaces, space and plumbing.

### SHOWER/CLOAKROOM 5'9" x 5'6" (1.77 x 1.68)



With walk-in shower enclosure, vanity wash basin and W.C. Underfloor heating

#### **LANDING**

# FRONT BEDROOM 11'10" x 9'3" (3.62 x 2.82)



## REAR BEDROOM 11'11" x 11'10" (3.64 x 3.63)





#### **REAR BEDROOM 9'8" x 7'4" (2.95 x 2.25)**



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

#### **BATHROOM**



With bath and shower above, vanity hand basin and W.C.

#### **OUTSIDE**











To the front is a Herringbone effect block paved drive with lawn leading to the STORE/GARAGE (2.81m x 2.8m) To the rear is an enclosed, private garden, mainly lawned with decked patio and covered Pergola enclosed on two sides.

### **MATERIAL INFORMATION**

Council Tax Band: A Tenure: Freehold

Property Semi detached house

Construction type Brick

Heating Type Gas central heating Water Supply Mains water supply

Sewage Mains drainage

**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

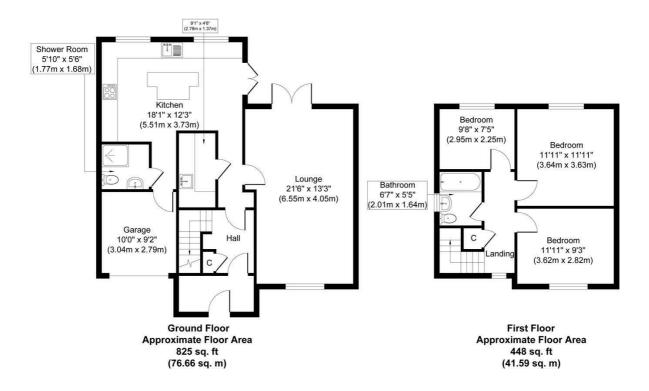
Parking type Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

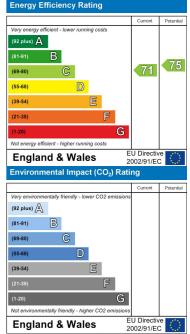


the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or renant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2025 | www.houseviz.com

## **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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# www.merryweathers.co.uk Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk



