



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 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 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

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

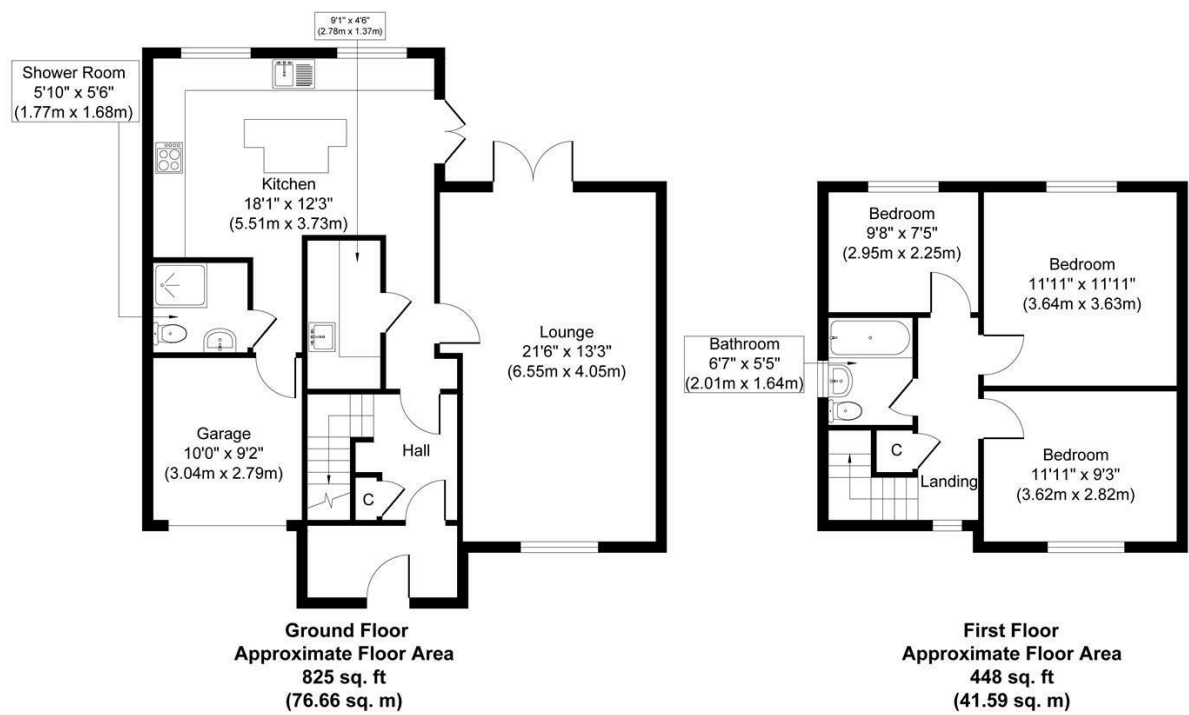
Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

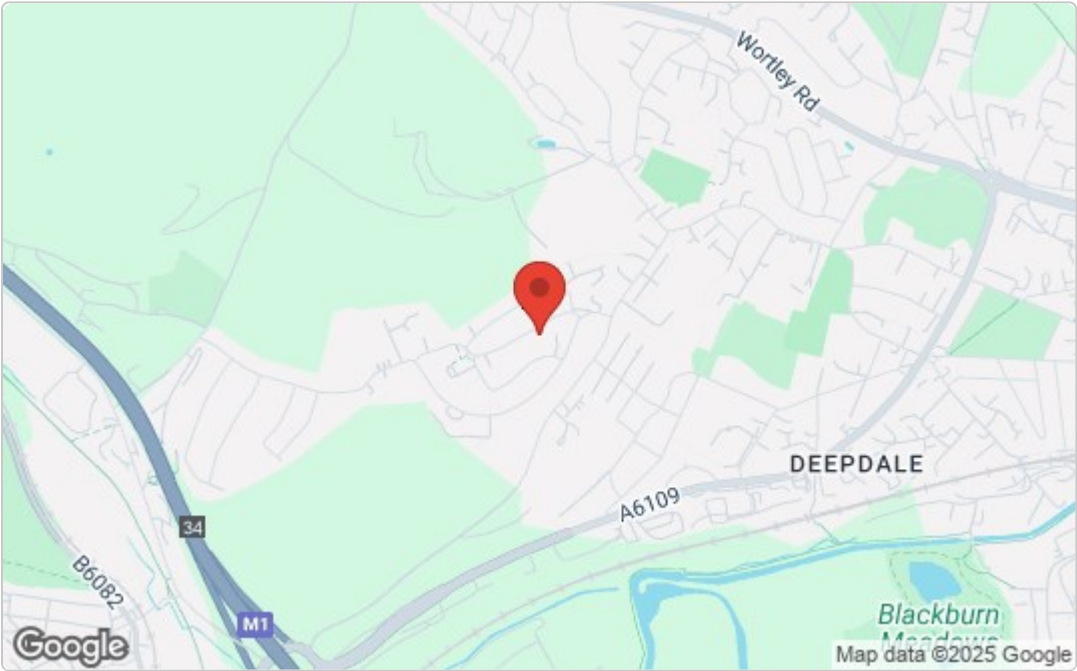
Floor Plan



Whilst every attempt has been made to ensure 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, or mis-statement. The measurements should 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 tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

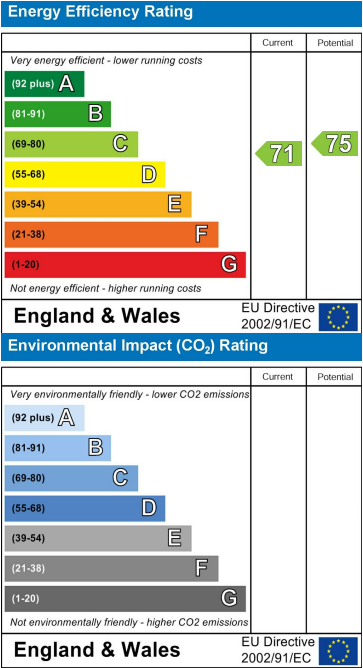
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Area Map



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Energy Efficiency Graph



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