



8 Highthorn Way, Kiveton Park, Sheffield, Yorkshire, S26 6ST

**Price Guide £135,000**

\*\*\*GUIDE PRICE £135,000- £140,000\*\*\*

Offered with NO CHAIN is this two bedroom townhouse situated on this popular residential estate in Kiveton Park. The property benefits from an entrance porch, lounge, kitchen/diner, two bedrooms and a bathroom.

### **Entrance Porch**

Property is accessed through a double glazed door.

### **Lounge 14'2" x 12'5" (4.33 x 3.80)**

Lounge with open plan staircase and having a feature fire surround with gas fire.

### **Kitchen-Diner 12'11" x 12'5" (3.95 x 3.81)**

Kitchen with wooden units electric oven and gas hob with extractor fan above. Space for washing machine and under counter fridge. Large under stairs storage cupboard

### **Bedroom One 12'6" x 9'0" (3.82 x 2.76)**

Rear facing with neutral décor and complete with fitted wardrobes.

### **Bedroom Two 12'5" x 9'10" (3.81 x 3.00)**

Front facing double room with a radiator.

### **Bathroom**

White suite over bath shower, low flush w.c, hand wash basin.

### **Outside**

To the front of the property is a driveway to the rear is an enclosed garden.

### **MATERIAL INFORMATION**

Council Tax Band B

Tenure Freehold

Property Type Townhouse

Construction type Brick built

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 driveway

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

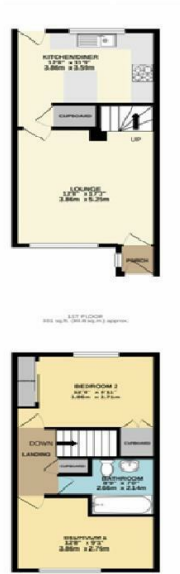
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

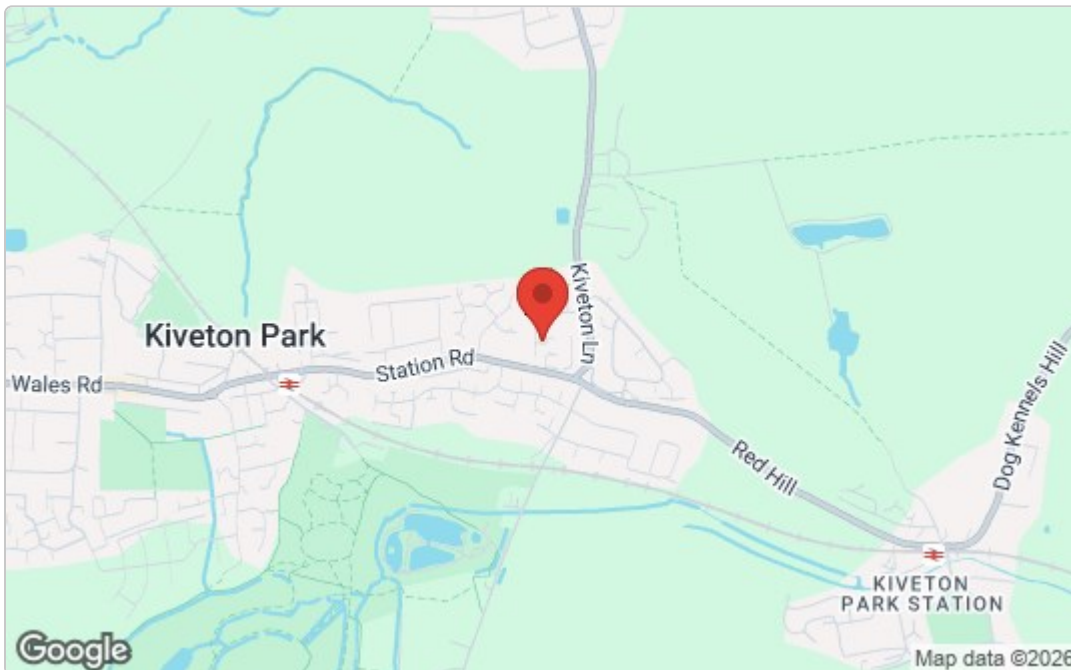
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

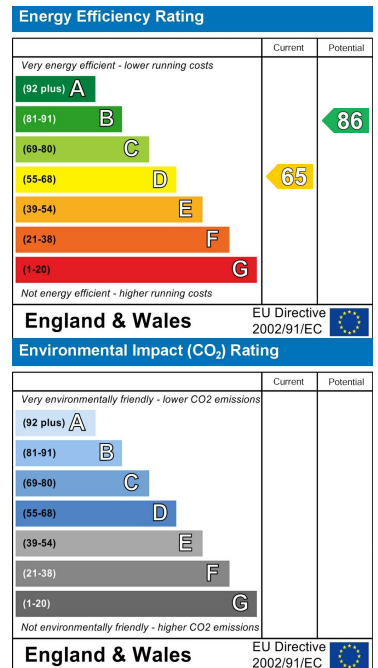
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

**Merryweathers (Rotherham) Limited** 14-16 Ship Hill, Rotherham, S60 2HG

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

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

