



Park View Road, Kimberworth Rotherham S61 2HG

welcome to

Park View Road, Kimberworth Rotherham

£200,000 - LOOKING TO UPSIZE? - Situated in a sought after area is this four bedroom semi detached property making the ideal family purchase. Boasting spacious accommodation throughout with a drive & integral garage with a beautiful rear garden & patio...CALL TO ARRANGE YOUR VIEWING!!!



Entrance Hall

Having a front facing double glazed door & an electric radiator.

Lounge

Having a front facing double glazed window & an electric radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, double oven & extractor fan, the fridge/freezer & washing machine with worktops housing the sink & drainer. Having a rear facing double glaze window, an electric radiator & a built in storage cupboard.

Bedroom One

Having two front facing double glazed windows & an electric radiator.

Bedroom Two

Having a rear facing double glazed window, an electric radiator & a built in storage cupboard.

Bedroom Three

Having a front facing double glazed window & an electric radiator.

Bedroom Four

Having a rear facing double glazed window & an electric radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window & a heated towel rail.

Outside

To the front of the property is a driveway providing off road parking for two cars & access to the integral garage via electric door.

To the rear is a beautifully presented enclosed lawned garden, with a patio area, mature trees & shrubs along with two sheds.



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Park View Road, Kimberworth Rotherham

- Four bedroom semi detached property - ideal family purchase
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Drive & garage providing off road parking
- Well presented front & rear gardens

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117211 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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