



8 Harehills Road, Broom Valley, Rotherham, S60 2QJ

£270,000

One of the finest properties to be offered for sale in recent years this EXTENDED FOUR DOUBLE BEDROOM/TWO BATHROOM SEMI DETACHED HOUSE offers well-proportioned accommodation complemented by gas central heating and uPVC double glazing. The outstanding feature is the WRAP ROUND KITCHEN EXTENSION which has a created large and practical room.

The property is extremely convenient for access to the nearby town centre, schools and Herringthorpe playing fields.

A viewing is an absolute must !

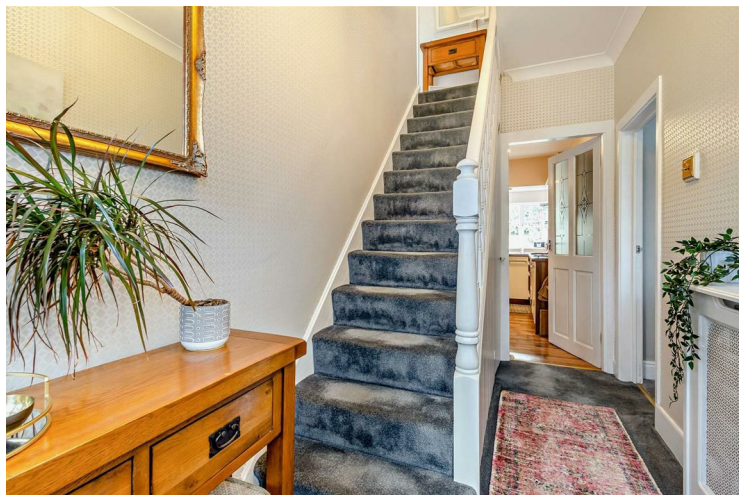
SUMMARY

An immaculately presented and extended semi detached house which has undergone extensive renovation to now offer extremely spacious and versatile accommodation. Harehills Road is located close to the junction of Broom Valley Road and Wellgate and, as much, is within walking distance of both the nearby town centre and Herringthorpe playing fields.

The accommodation briefly comprises; Entrance Hall, bay windowed Lounge, Dining Room and wrap round Kitchen extension with integrated appliances. Leading off the Landing are four Bedrooms (one with En Suite) and the family Bathroom. There are gardens to both front and rear with drive and Garage.

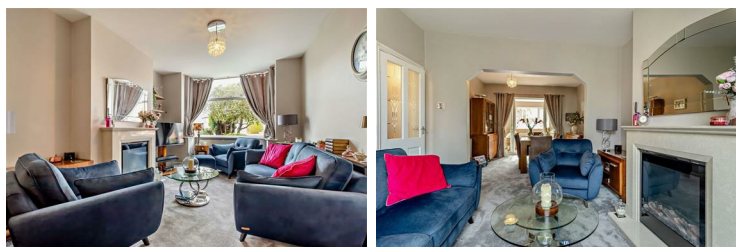
An inspection is absolutely essential to fully appreciate both the size and standard of living accommodation on offer.

ENTRANCE HALL



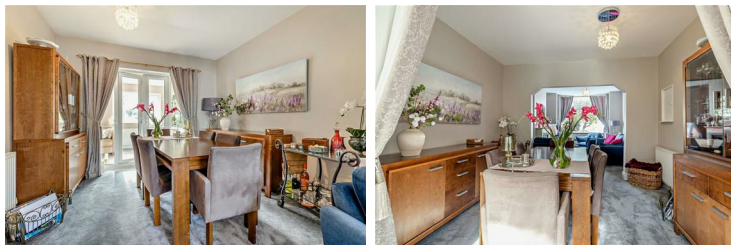
With composite entrance door and glazed side panels, radiator and useful under stairs cupboard

LOUNGE 11'7" x 11'1" (3.55 x 3.4)



The focal point of the room is the marble composite fireplace surround with electric fire. uPVC bay window and radiator. An archway opens into the Dining Room

DINING ROOM 11'1" x 10'4" (3.4 x 3.15)



With radiator and uPVC double doors opening into the Kitchen extension

EXTENDED KITCHEN 23'11" x 15'9" (7.29 x 4.81)



A magnificent wrap round extension creating a spacious and functional Kitchen with an extensive range of high gloss finish base and wall units with a peninsula worktop housing the inset stainless steel sink. Integrated electric hob and extractor hood with electric double oven and microwave, dishwasher, fridge and freezer. Three rear facing uPVC windows and half glazed uPVC door opening into the rear garden. An inner door opens into the Garage.

LANDING

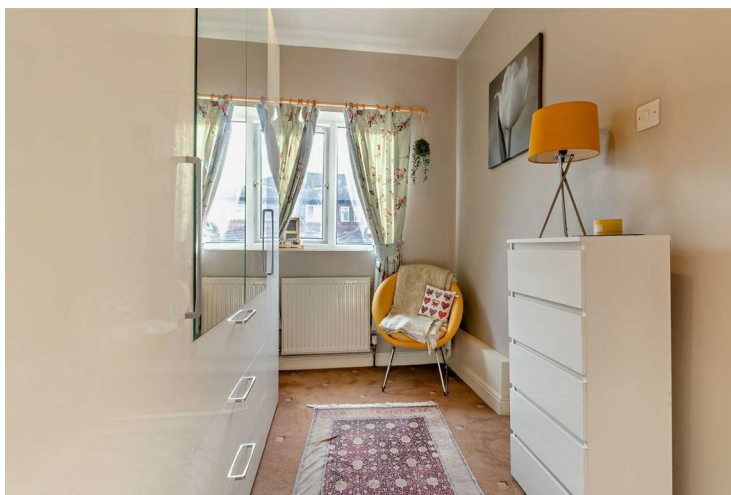
With ladder access to the part-boarded Loft

FRONT BEDROOM 12'8" x 9'2" (3.88 x 2.81)



Having two uPVC windows, radiator and laminate flooring

REAR BEDROOM 10'5" x 6'8" (3.18 x 2.04)



With radiator and uPVC window

EN SUITE 6'8" x 2'9" (2.04 x 0.84)



Having a shower cubicle and 'Triton' electric shower, wash basin and W.C. Extractor fan

REAR BEDROOM 10'5" x 6'8" (3.18 x 2.04)



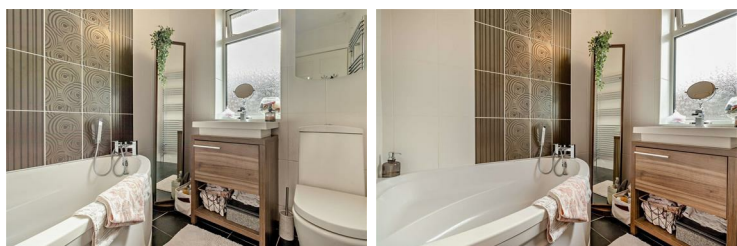
With radiator and uPVC window

FRONT BEDROOM 11'8" x 11'1" (3.56 x 3.4)



With radiator and uPVC window

BATHROOM 7'0" x 6'7" (2.14 x 2.03)



With modern white suite comprising of a corner bath with mixer tap shower, vanity wash basin and W.C.

Heated towel rail, uPVC opaque window and tiling to the walls and floor

OUTSIDE



The front garden stands behind a brick boundary wall with paved drive and lawn to one side. To the rear is an enclosed lawned garden with patio/seating area.

GARAGE 15'1" x 7'0" (4.62 x 2.15)

With electric roller door, light and power.

MATERIAL INFORMATION

Council Tax Band B

Tenure Freehold

Property Type Semi-detached House

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

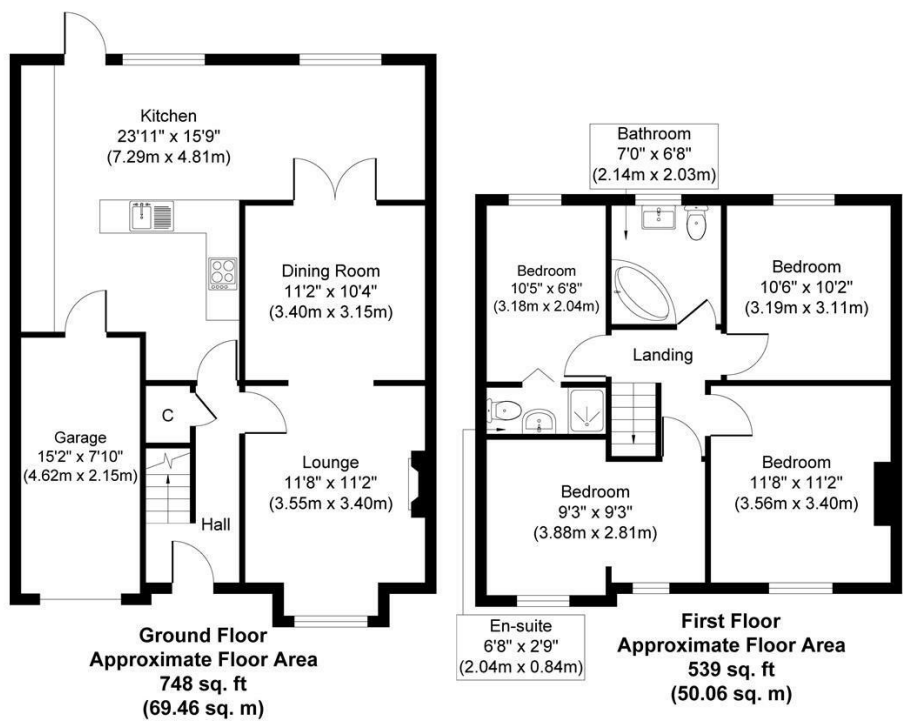
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan

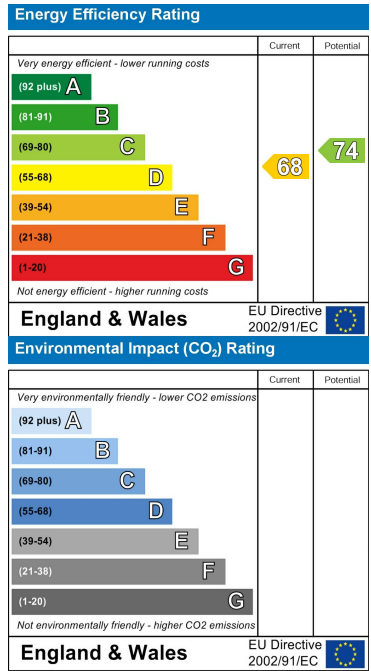


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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



Energy Efficiency Graph



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