



Bradgate Lane, Kimberworth Rotherham S61 1QH

welcome to

Bradgate Lane, Kimberworth Rotherham

NEST OR INVEST - Offered to market is this two bedroom end terraced property ideal for the FTB/investors alike. Boasting spacious accommodation throughout with a rear garden & patio...ARRANGE YOUR VIEWING NOW!!!



Entrance Hall

Having a side facing wooden door.

Lounge

Having a front facing double glazed window & radiator.

Kitchen

Fitted with wall & base units housing the integrated hob & oven with worktops housing the sink & drainer. Having a rear facing single glazed door, rear facing double glazed window, radiator & built in storage cupboard.

Bedroom One

Having a front facing double glazed window, radiator & storage cupboard.

Bedroom Two

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

Bathroom

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

Outside

To the rear of the property is a lawn & patio along with an outbuilding providing outdoor storage.



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Bradgate Lane, Kimberworth Rotherham

- Two bedroom end terraced property
- Spacious throughout
- Ideal purchase for the FTB/investors alike
- Rear garden & patio
- CALL TO VIEW

Tenure: Leasehold EPC Rating: D

Council Tax Band: A 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.

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117473 - 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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