



Park View Road, Kimberworth Rotherham S61 2HG

welcome to

Park View Road, Kimberworth Rotherham

LIFE ON ONE LEVEL - Offered to the market is this two bedroom semi-detached bungalow, offering an exciting opportunity for buyers looking to downsize and make the property their own. With front and rear gardens, patio area and off-road parking, well placed to amenities & transport links...CALL NOW!



Entrance Hall

Having a side facing double glazed door, laminate flooring throughout, and radiator.

Lounge

Featuring double-glazed windows to the front aspect, carpeted flooring and radiators. Coved and smooth plastered walls and ceilings.

Kitchen

Double-glazed windows to the rear and side aspects, range of eye and base level units with work surfaces, integrated oven, integrated gas hob with extractor hood, space for washing machine and freestanding fridge freezer, stainless steel sink and drainer unit with mixer tap, ample power points and laminate flooring.

Bedroom One

Double-glazed window to the rear aspect, radiator, carpeted flooring, power points, coved and smooth plastered walls and ceilings.

Bedroom Two

Double-glazed window to the front aspect, radiator, carpeted flooring, power points, coved and smooth plastered walls and ceilings.

Wet Room

Three piece suite comprising a wet room style electric shower, low-level W.C. and wash-hand basin, fully tiled walls and radiator. Wet room also contains loft hatch.

Outside

To the front of the property is a lawned garden, edged with mature trees and shrubs, and a driveway providing off-road parking for two cars.

To the rear is an enclosed lawned garden with patio area and established apple trees, together with a detached garage. The garage benefits from a double-glazed window, power and workshop potential.



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Park View Road, Kimberworth Rotherham

- Two bedroom semi detached bungalow
- Spacious throughout
- Well placed to local amenities & transport links to Sheffield, Meadowhall & Rotherham
- Drive & garage providing off road parking
- Front & rear gardens

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.

£170.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117284 - 0003

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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