



11 West View Road, Kimberworth, Rotherham, S61 2HF

**Asking Price £160,000**

Offered for sale in this popular residential area is this two bedroom semi detached bungalow, with superb links to the M1 motorway network and Meadowhall Shopping Centre. The property benefits from two good sized double bedrooms and spacious rooms throughout. Ideal for a variety of buyers alike.

### Entrance Hall

Property accessed through double glazed doors.

### Kitchen 11'5" x 6'6" (3.50 x 2.00)



Having a wall and base units with a sink unit, cooker point, tiled to splash backs, and a double glazed window.

### Utility Room 6'6" x 6'1" (2.00 x 1.87)

With door to the rear garden.

### Diner 11'5" x 7'2" (3.50 x 2.20)



Having a double glazed window and a radiator.

### Lounge 16'10" x 11'9" (5.14 x 3.60)



Patio doors to the rear and an radiator.

### Bedroom One 11'9" x 11'5" (3.60 x 3.50)



Having a double window and a radiator.

### Bedroom Two 11'9" 10'3" (3.60 3.14)



Having a double glazed window and a radiator.

### Bathroom 9'2" x 5'6" (2.80 x 1.70)



Having a panelled bath with rain shower, low flush w.c, hand wash basin and a double glazed window.

## Outside



Having a garden area to rear which is fully enclosed.

### Material Information

Council Tax Band B

Tenure Leasehold

Property Type Semi-detached Bungalow

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

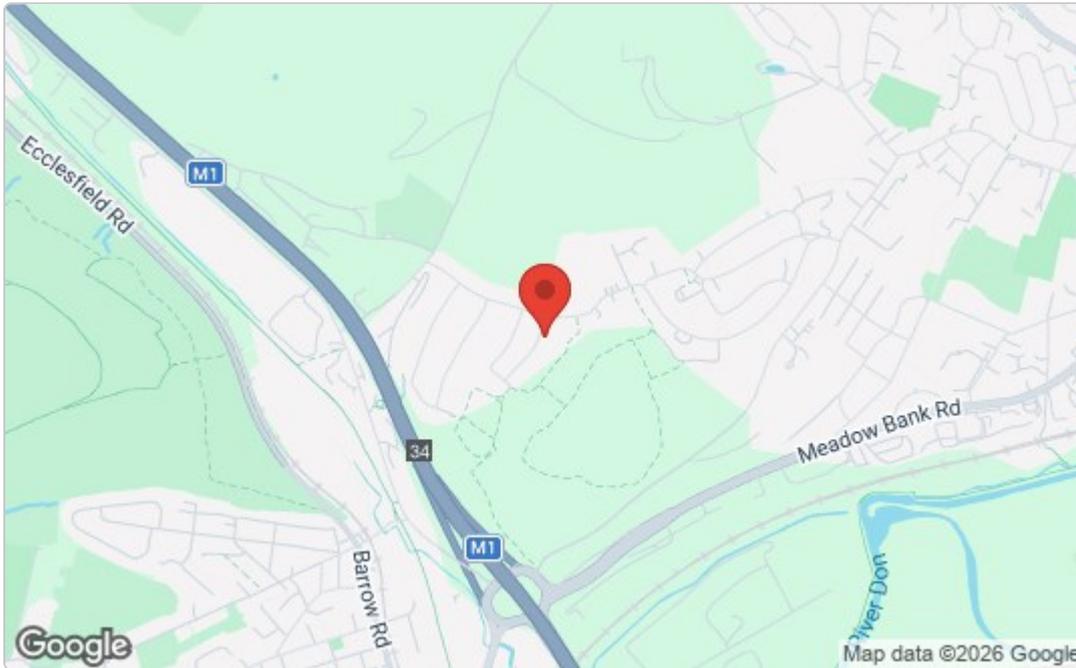
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

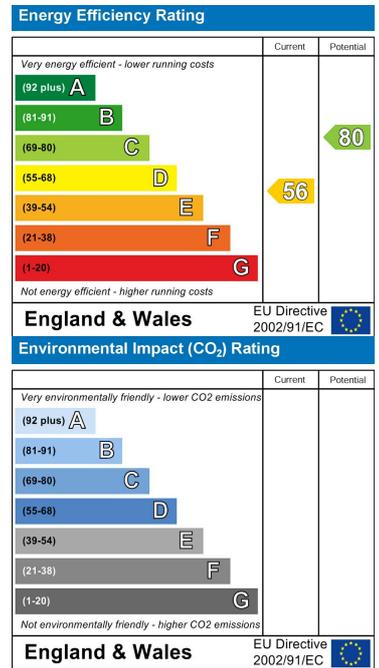
# Floor Plan



# Area Map



# Energy Efficiency Graph



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