



8 Highthorn Way, Kiveton Park, Sheffield, Yorkshire, S26 6ST

Offers Around £138,000

GUIDE PRICE £135,000- £140,000

Offered with NO CHAIN is this two bedroom townhouse situated on this popular residential estate in Kiveton Park. The property benefits from an entrance porch, lounge, kitchen/diner, two bedrooms and a bathroom.

Entrance Porch

Property is accessed through a double glazed door.

Lounge 14'2" x 12'5" (4.33 x 3.80)

Lounge with open plan staircase and having a feature fire surround with gas fire.

Kitchen-Diner 12'11" x 12'5" (3.95 x 3.81)

Kitchen with wooden units electric oven and gas hob with extractor fan above. Space for washing machine and under counter fridge. Large under stairs storage cupboard

Bedroom One 12'6" x 9'0" (3.82 x 2.76)

Rear facing with neutral décor and complete with fitted wardrobes.

Bedroom Two 12'5" x 9'10" (3.81 x 3.00)

Front facing double room with a radiator.

Bathroom

White suite over bath shower, low flush w.c, hand wash basin.

Outside

To the front of the property is a driveway to the rear is an enclosed garden.

MATERIAL INFORMATION

Council Tax Band B

Tenure Freehold

Property Type Townhouse

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

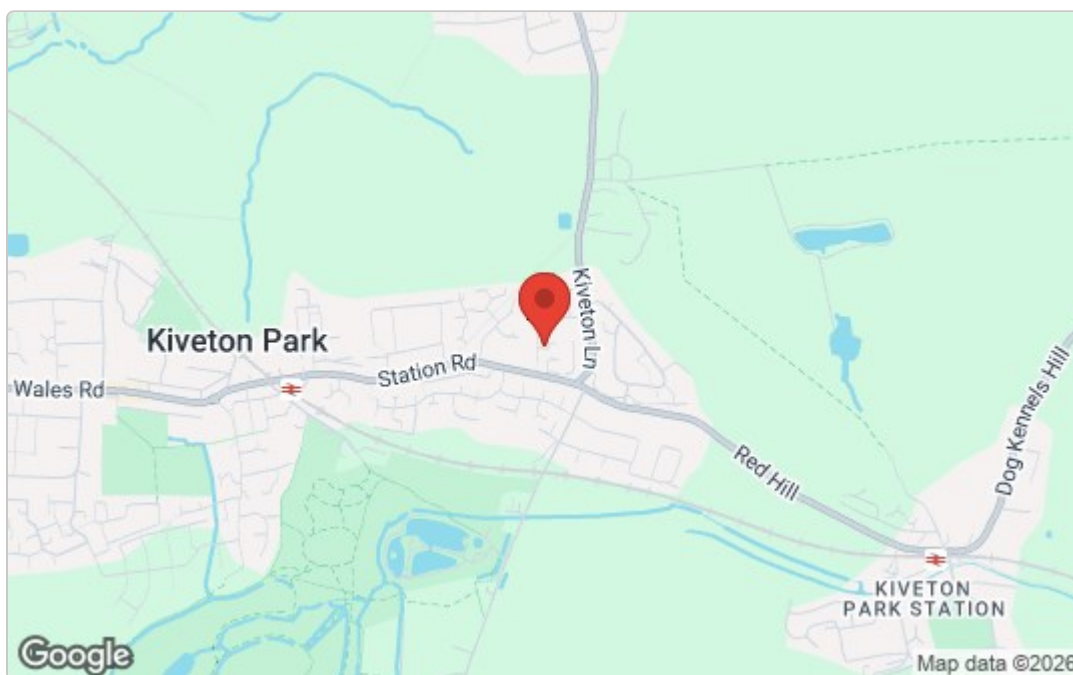
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

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

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		65	86
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC			

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