



65 Hungerhill Road, Kimberworth, Rotherham, S61 3NR

**Offers In The Region Of £185,000**

Offered with no vendor chain, is this three bed roomed semi detached property, with gas central heating and Double glazing. Comprising of kitchen, lounge, dining room, three bedrooms and bathroom. Front and rear gardens. Driveway and detached garage. Located in a popular suburb of Kimberworth with access to Schools, shops and local amenities and transport networks to Rotherham, Sheffield and Motorways.

## Entrance Hallway

UPVC entrance door opens to entrance hallway, with stairs rising to first floor, doors leading to lounge, dining room and kitchen.

## Lounge 11'7" x 11'5" (3.55m x 3.49m)



Front UPVC bay window and central heating radiator.

## Dining Room 11'11" x 11'3" (3.65m x 3.45m)



Rear UPVC patio doors overlooking rear garden, central heating radiator.

## Kitchen 11'9" x 5'9" (3.59m x 1.77m)



Side entrance UPVC door, with wall and base units with

work surfaces, integrated electric oven, gas hob, extractor hood and sink. Space for washing machine and fridge. Side and Rear UPVC window.

## First Floor

Stairs rise to first floor landing, with loft access. Side UPVC window and doors leading to three bedrooms and bathroom.

## Bedroom One 11'11" x 11'5" (3.65m x 3.48m)



Rear UPVC window and central heating radiator.

## Bedroom Two 11'7" x 10'8" (3.55m x 3.27m)



Front UPVC bay window and central heating radiator.

## Bedroom Three 7'2" x 6'7" (2.20m x 2.02m)



Front UPVC window and central heating radiator.

## Bathroom 7'7" x 5'8" (2.32m x 1.75m)



Fully tiled walls and flooring, with suite in white, comprising of bath with overhead shower, low flush W.C. and sink. Rear UPVC window and central heating radiator.

## Outside



Driveway leads to detached garage, with front garden mainly laid to lawn with shrubs. Side gate gives access to rear enclosed garden with patio, lawned garden and fencing.

## Material Information

Council Tax Band B

Tenure Leasehold, 229 years remaining. £10.00 per annum ground rent

Property Type Three bedrooomed semi detached.

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

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: Drive and garage

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

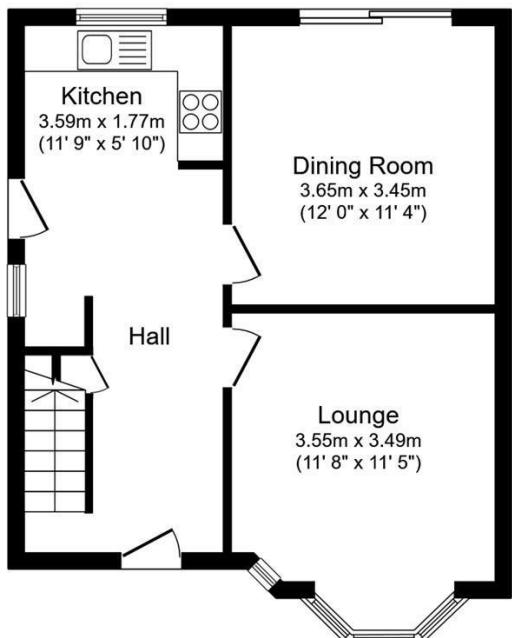
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

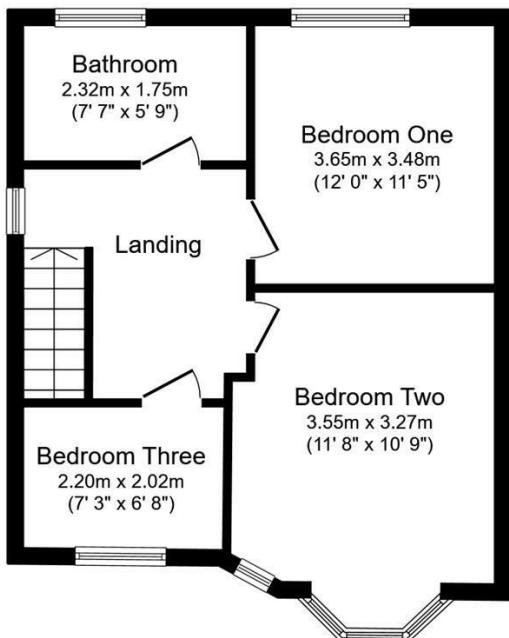
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Floor Plan



Ground Floor  
Floor area 44.4 sq.m. (478 sq.ft.)



First Floor  
Floor area 44.2 sq.m. (476 sq.ft.)

Total floor area: 88.6 sq.m. (954 sq.ft.)

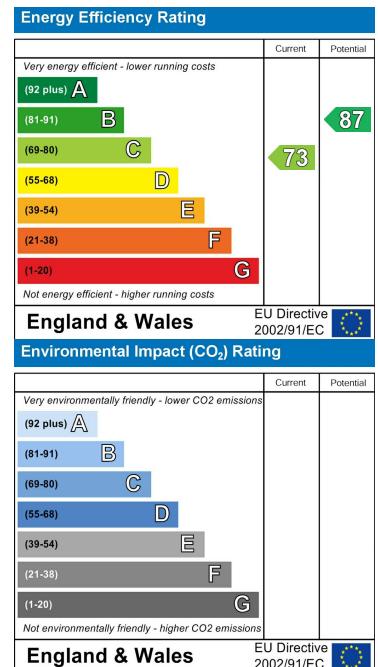
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: [residential@merryweathers.co.uk](mailto:residential@merryweathers.co.uk)

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

