



11 Thomas Hill Grove, Kilnhurst, Mexborough, S64 5WG

Asking Price £160,000

This immaculate two-bedroom semi-detached house is for sale in a cul-de-sac setting in Kilnhurst.. The property offers two reception rooms, providing flexible living and dining space, together with a well-appointed bathroom.

The location places you within easy reach of local green spaces and nearby parks, ideal for walking, leisure and outdoor exercise. Nearby Wath Upon Dearne offers a range of everyday amenities including supermarkets, independent shops and cafés, with further facilities available in nearby Swinton and Mexborough.

Families will appreciate access to nearby schools, making this an appealing option for a range of buyers.

Public transport connections are convenient, with Mexborough railway station offering regular services towards Sheffield, Doncaster and beyond, making it suitable for commuting or leisure travel. Local bus routes provide additional links to surrounding towns and centres.

Situated in a cul-de-sac location and described as ideal for many, this two-bedroom semi-detached house represents a practical and well-presented home in a popular residential area.

Entrance Hall

Access through composite door:

Lounge



Having a window to the front elevation, feature fireplace, wall panelling and a radiator.

Kitchen



Having a range of wall and base units with a sink unit, matching work surfaces, hob and oven, space for a fridge freezer, window to rear.

Downstairs W.



Having a low flush w.c, hand wash basin and a radiator.

First Floor Landing

Bedroom One



having a double glazed window and a radiator.

Bedroom Two



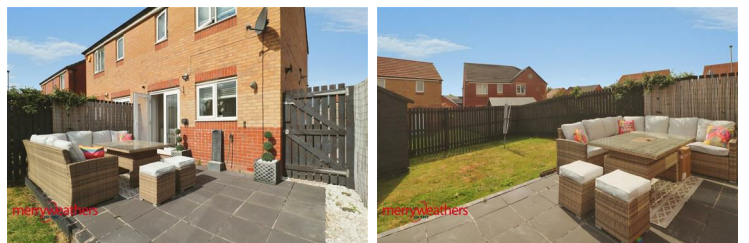
Having a double glazed window and radiator.

Bathroom



Having a panelled bath with shower attachment, low level w.c, hand wash basin and a radiator.

Outside



Having a small lawned garden to the front of the property and a driveway to the side of the home. To the rear is an enclosed garden area with patio area.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Semi-detached House

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 – Please check websites

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

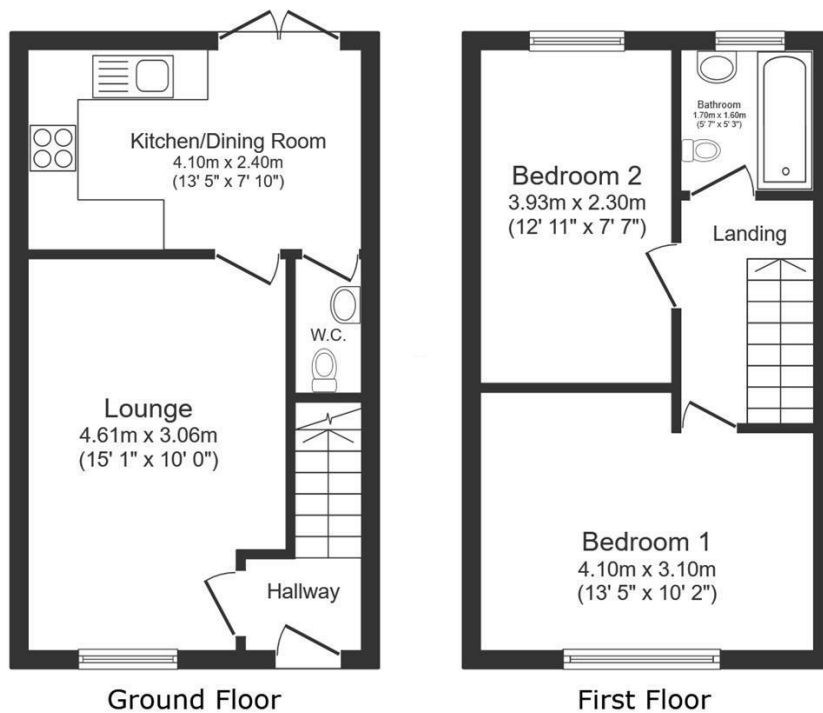
Accessibility features N/A

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



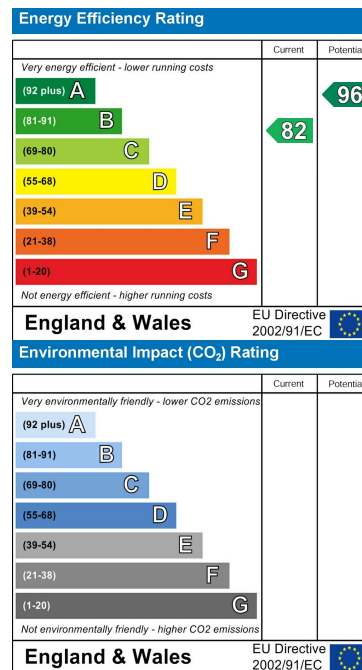
Total floor area: 57.6 sq.m. (620 sq.ft.)

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

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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