



35 Ellison Drive, Kilnhurst, Mexborough, S64 5WB

Guide Price £185,000

*** GUIDE PRICE £185,000 - £190,000 ***

Ideally situated upon this modern development towards the end of this no through road is this immaculately presented three bedroom semi detached property. Offered with exemplary standards, the family home is within walking distance of canal side walks and with ease of access to Swinton Train station. With driveway providing off road parking for more than vehicle which in turn leads to the garage, with laid to lawn enclosed rear gardens.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Kilnhurst

Kilnhurst is a village in South Yorkshire, England, on the banks of the River Don and the Sheffield and South Yorkshire Navigation. It grew up around the coal mining, ceramics, glass, brick-making and locomotive industries; none of these industries remain in the village.

Premium Conveyancing

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

Material Information

Council Tax Band - B

Tenure - Freehold

Property Type - Semi Detached

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>

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

Entrance Hallway

With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation

Dining Kitchen 16'2" x 10'2" (4.93 x 3.11m)

This impressive kitchen is fitted with a modern range of wall base and draw units, complete with electric oven with four ring gas hob and extractor above. With space and plumbing for an automatic washing and dishwasher the room hosts a tiled floor covering, dual aspect upvc glazing and under stair storage.

Ground Floor WC

With low flush WC, wash hand basing and central heating radiator.

Lounge 13'7" x 10'9" (4.15 x 3.30m)

Spacious reception room with direct access onto the garden via the upvc french doors, hosting further glazing and central heating radiator.

Principal Bedroom 13'7" x 8'2" (4.15 x 2.51m)

Hosting two front facing upvc windows and central heating radiator.

Bedroom Two 12'5" x 7'2" (3.80 x 2.20m)

With rear facing upvc window and central heating radiator.

Bedroom Three 9'0" x 6'1" (2.75 x 1.86m)

With rear facing upvc window and central heating radiator.

Bathroom

Hosting a three piece suite comprising of a paneled bath with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

Single garage, secured by an up and over door, with rear courtesy door. Hosting power and lighting.

External

To the front of the property is a driveway providing off road parking for more than one vehicle which in turn precedes the garage. To the rear is an enclosed family friendly garden, mainly laid to lawn with paved patio areas.

Floor Plan



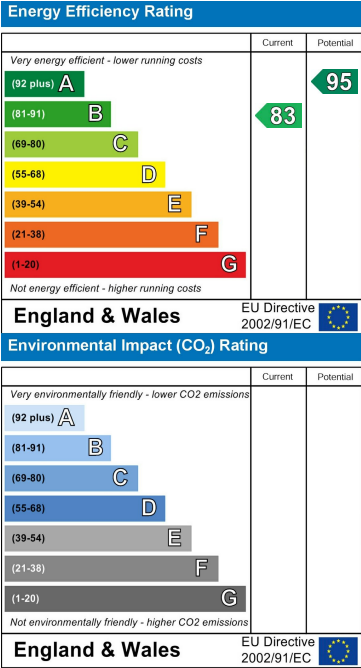
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



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