



49 Bradgate Lane, Kimberworth, Rotherham, S61 1QJ

Offers In The Region Of £225,000

Renovated and restored to an exceptionally high standard by the present occupiers is this superbly appointed and presented EXTENDED SEMI DETACHED PERIOD HOUSE located opposite Bradgate Park.

The accommodation, which totals 128 sq. metres, offers high quality fittings including uPVC sash windows, central heating from a combi boiler and a superb extended 5.2m Living Kitchen with fitted units and basement Cellars leading off.

The property has excellent communication links with regular nearby bus services to Rotherham, Sheffield and Doncaster, whilst the close proximity of the M1 intersection makes travelling farther afield readily accessible. The accommodation comprises: Side Hall, Lounge, extended Living Kitchen, basement Cellars, two first floor Bedrooms, re-fitted Bathroom incorporating a Shower cubicle, second floor double Bedroom.

SIDE ENTRANCE HALL

With uPVC door and Karndean flooring

LOUNGE 18'0" x 11'9" (5.5 x 3.6)



Having two uPVC sash windows overlooking Bradgate Park, ornate fireplace surround, radiator and Karndean flooring

EXTENDED LIVING/KITCHEN ROOM 29'6" x 11'9" (9 x 3.6)



Extended to form a spacious entertaining room with high ceilings and a range of high quality solid Oak units and granite work surfaces incorporating a central Island with inset stainless steel bowl and monobloc tap. 'Falcon' cooking range with extractor hood. There are uPVC double doors opening into the rear garden with additional side facing uPVC sash window and 'Velux' window set into the vaulted ceiling. Karndean flooring

CONVERTED BASEMENT CELLARS



Divided into two rooms with stone flagged floor, one half incorporating a W.C. and basin with wall-mounted gas boiler and radiator whilst the other half is the Utility area.

FIRST FLOOR LANDING

With radiator and feature cast iron fireplace

FRONT BEDROOM 12'4" x 12'2" (3.78m x 3.71m)



With polished pine floor, uPVC sash window enjoying views of Bradgate Park, radiator and feature cast iron fireplace

REAR BEDROOM 11'8" x 10'10" (3.57 x 3.31)



Having two uPVC sash windows and radiator

BATHROOM



With roll top claw foot bath, wall hung wash basin, W.C. and corner shower enclosure with overhead 'drench' shower, heated towel rail and side facing uPVC sash window

SECOND FLOOR BEDROOM 15'5" x 10'3" (4.71 x 3.14)



Accessed from the Landing via a staircase with wrought iron spindles and Oak balustrade, two 'Velux' windows and two radiators

OUTSIDE



There is on-street parking to the front and pathway leading past the side of the house to the enclosed rear tiered garden incorporating a sheltered patio with steps rising to the shrub and flower garden with brick built Workshop and second patio area.

MATERIAL INFORMATION

Council Tax Band - A

Tenure - Leasehold-884 years remaining. Annual Ground Rent £1.80

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 - On street parking

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

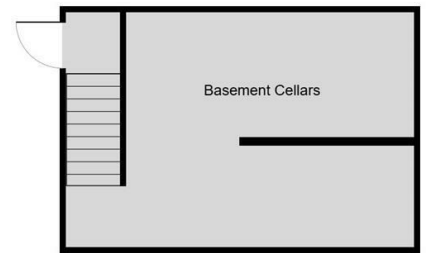
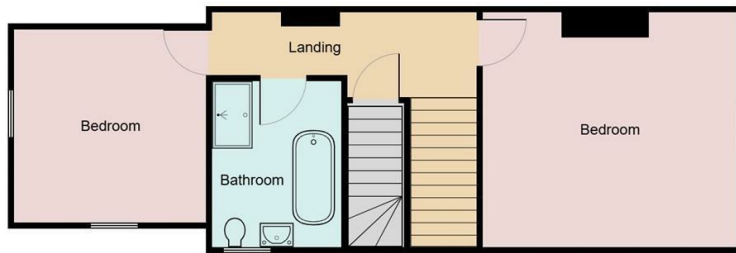
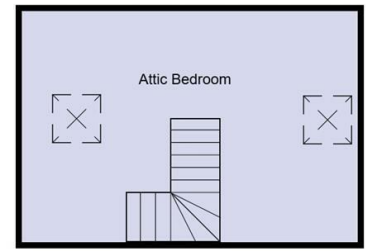
Coal mining area South Yorkshire is a mining area

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

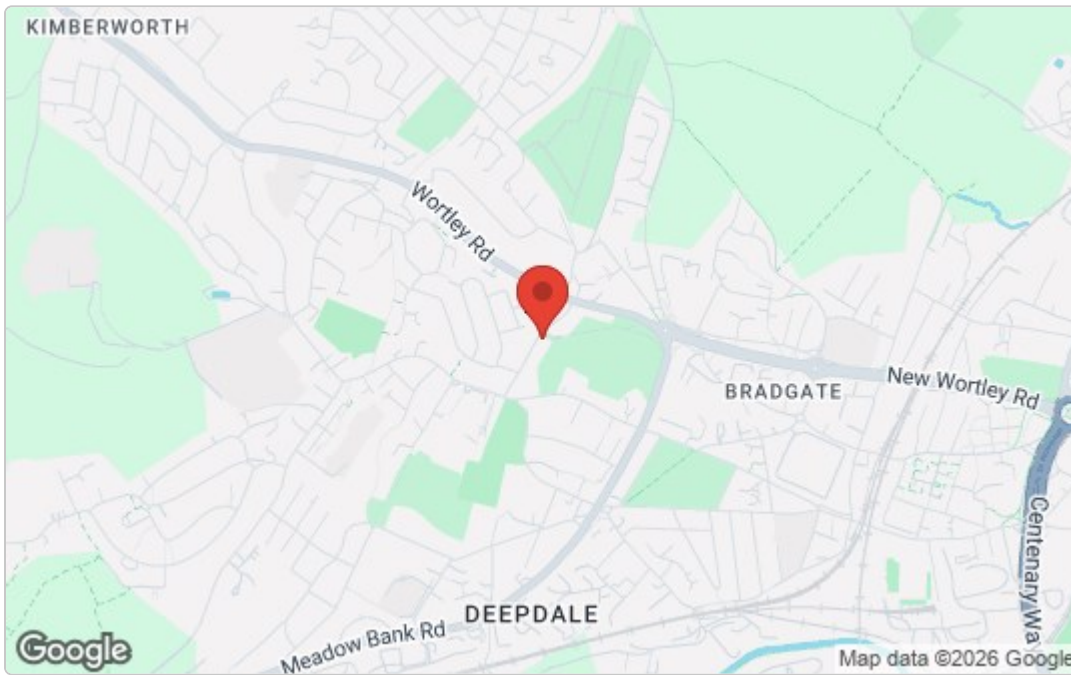
<https://www.groundstability.com/public/web/home.xhtml>

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

Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | 72 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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