



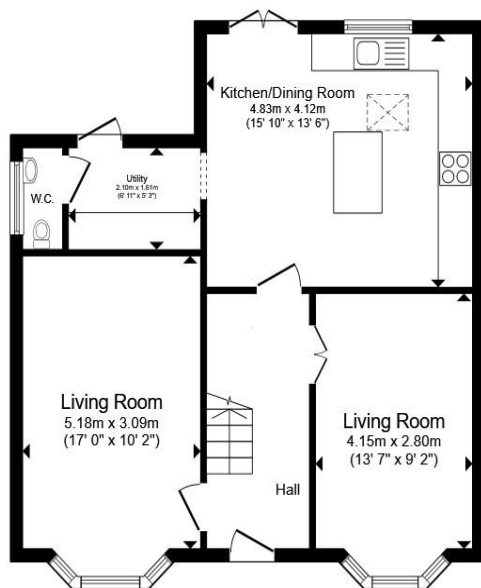
Kingsbrook Chase, Wath-Upon-Deane Rotherham S63 7FG

welcome to

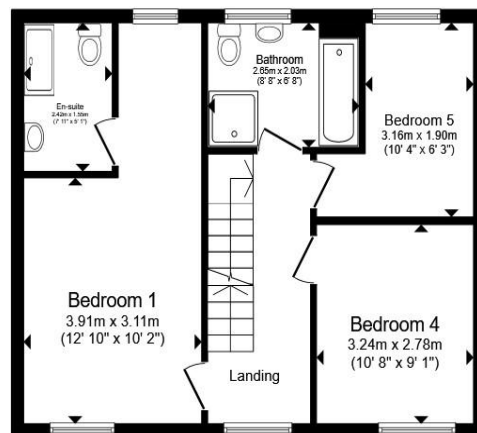
Kingsbrook Chase, Wath-Upon-Dearne Rotherham

FIT FOR ROYALTY! Stunning 5 bed executive residence offering beautifully appointed accommodation across 3 floors. Boasting 2 reception rooms, 4 bath/shower/WC facilities, a bespoke kitchen with utility, double garage, generous driveway & private rear garden. Exceptional family living. CALL NOW!

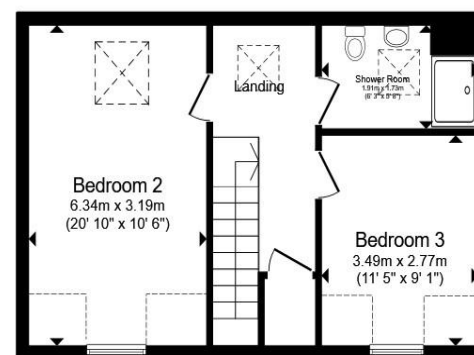




Ground Floor



First Floor



Second Floor

Total floor area 153.3 m² (1,650 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



Agents Note

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

Dining Room

Kitchen

Utility Room

1st Floor:

Landing

Bedroom One

Dressing Area

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Shower Room (top Floor)

Bedroom Five

welcome to

Kingsbrook Chase, Wath-Upon-Dearne Rotherham

- Five-bedroom detached family home over 3 floors.
Council Tax E. EPC tbc
- Extremely sought after residential estate - excellently placed for amenities, schools, shops & the scenic 'Wath Lake'
- Absolutely stunning throughout
- Two reception rooms & contemporary kitchen with central island
- Utility room & ground floor W.C.

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: 424.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120357



Property Ref:
MXB120357 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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