



Bradgate Lane, Kimberworth Rotherham

welcome to

Bradgate Lane, Kimberworth Rotherham

STUNNING two bedroom semi detached home refurbished throughout. This property is ideal for first time buyers and captures the perfect blend of period charm and contemporary style, featuring real wood flooring, cast iron fireplaces, a new farmhouse style kitchen and Victorian style bathroom.



Entrance Hall

Welcoming entrance with a side-facing door leading to all ground floor rooms and stairs to the first floor with recently refurbished staircase and runner.

Lounge

Having a front facing double glazed bay window with fitted blinds, newly installed vertical radiator, feature cast iron fireplace, and feature hearth with real wood flooring.

Dining Room

Rear facing door, radiator, and newly installed multi-fuel log burner, perfect for entertaining or cosy family meals.

Kitchen

Installed within the last year, the stylish farm house-style kitchen is fitted with wall and base units housing fridge/freezer, dishwasher, integrated SMEG hob, oven and extractor, real wood worktops with Belfast sink. Side and rear-facing windows provide plenty of natural light.

Bedroom One

Front facing window with views of Bradgate Park, blinds, radiator, built-in storage cupboard, and cast-iron feature fireplace.

Bedroom Two

Rear-facing window overlooking the garden, and radiator.

Bathroom

Recently fitted and tiled bathroom combining contemporary and Victorian styles, with freestanding bath with handheld shower, separate double shower cubicle, hand wash basin and WC. There is a rear facing window and recently installed Victorian-style radiator.

Outside

The front of the property is low maintenance with astro turf.

To the rear is a tiered lawned garden with low maintenance patio area, ideal for outdoor entertaining.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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- Stunning presentation throughout
- Kitchen opening into dining area
- Modern lounge
- Two good size bedrooms
- Move in ready

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1.60

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1915. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117656 - 0002

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